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DESK STUDY WITH WALKOVER SURVEY

**FOR
LAND ADJACENT TO
5 STUBBINS LANE,
RAMSBOTTOM,
GREATER MANCHESTER**

**PREPARED FOR
MR DAVE WEBSTER**

**REPORT NO. 8079
NOVEMBER 2024**

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EXECUTIVE SUMMARY

This executive summary is a brief summary only and should be read in conjunction with the full report.

Section	Subject	Summary
Site Details	Site Address	Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester BL0 0PU.
	Grid Reference	379137, 417251.
	Current Land Use	Gravel-surfaced area in the southeast used for car parking with an approximately 3m tall retaining wall midway to the rear. Grassed garden beyond with overgrown areas in the southeast and northwest and a shed in the centre.
	Proposed Development	Erect a three-storey residential property with parking to the front and a garden to the rear.
Site History	On Site	The earliest map (1891) shows the site as unused with residential properties adjacent to the northeast and southwest and Stubbins Lane adjacent to the southeast. Building in southeast from 1908 to 1927 and from 1938 to 2010.
	Beyond Site Boundary	The earliest map (1891) shows a reservoir 75m southeast (part infilled by 1908, further infilled by 1963, fully infilled by 1978), Ramsbottom Mills (Cotton) 90m southeast (extended to within 50m by 1908, disused by 1938, part demolished and part reused as unspecified works by 1963), a body of water 170m southeast (part infilled by 1963, fully infilled by 1978), a large area of railway lines and sidings 110m northeast (majority removed by 1978, leaving a single railway line 180m east), a pond 170m west (infilled by 1963) and the River Irwell 230m east. Smithy 105m northeast from 1908 to 1927. Refuse Destructor 50m east from 1927, changed to fire station by 1963, no longer labelled by 1978, demolished by 1991. Bus depot 50m northeast from 1938. Allotment gardens 10m northwest from 1963, replaced by residential development by 1978. Council Yard 20m east from 1963, replaced by apartment complex by 2024. Mortuary 50m east from 1963 to 1978. Garage 100m northeast from 1963. Coal Yard 170m northeast from 1978 to 1992.
Geological Appraisal	Made Ground	None recorded on site, however as the site has been developed some may be present. Artificial Deposits indicated to be present 26m to the east, the depth of which is unknown.
	Superficial Geology	Drift deposits anticipated to be Till of the Devensian Period, generally comprising Diamicton (poorly sorted clays, sands and gravels). The site is within an area recorded to have suffered a landslip. These are primarily superficial deposits that have moved downslope due to gravity, but can also affect the bedrock.
	Bedrock Geology	Majority – sandstone belonging to the Brooksbottoms Grit of the Namurian Age. Far southeast – mudstone and siltstone belonging to the Millstone Grit Group of the Namurian Age.
	Subsidence Hazards	The hazard rating for landslides is moderate indicating that slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.
	Mining	'Regulated Coal Mining Search Report', carried out by David Bellis Consulting Surveyors Ltd and dated 6th March 2023, indicates that the site is not within a surface area that could be affected by past recorded underground mining. Online Coal Authority Map Viewer indicates that there are no probable unrecorded shallow mineworkings. In our opinion, given that there is no recorded or probable unrecorded mine workings beneath the site and the shallow underlying bedrock comprises sandstone, any subsidence risk associated with shallow mine workings is negligible.
	Radon	No radon protection measures are required.

Environmental Appraisal	Industrial Land Uses	Refuse destructors 12m and 45m east, unspecified ground workings 43m southwest, fire station 65m east, smithy 68m northeast, Esso petrol station 74m northeast, electricity substations 75m southeast and 136m west, unspecified works and mills 81m south and 117m southeast, railway sidings 99m east, and a telephone exchange 139m south.
	Landfill Sites	None recorded.
	Hydrogeology	Superficial indicated to be a Secondary (Undifferentiated) aquifer.
		Bedrock indicated to be a Secondary A aquifer.
	Hydrology	One watercourse within 250m - inland river (River Irwell) 244m east.
	Flood Risk	Flood Zone 1, very low risk of flooding, flood risk assessment unlikely to be required.
	Other Relevant Details	None.
Recommendations	A nominal intrusive ground investigation is required to assess the ground conditions. The ground investigation should obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis. Ground gases might be present and hence gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made. The site is within an area recorded to have suffered a landslip. These are primarily superficial deposits that have moved downslope due to gravity, but can also affect the bedrock. Also, the hazard rating for landslides is moderate indicating that slope instability problems are probably present or have occurred in the past and the land use should consider specifically the stability of the site.	
Other Considerations (for Warranty Providers, Building Control, Structural Engineers, Developers, etc.)	Listed below are various items that may be required at some point during the development. This is not an exhaustive list. • Boreholes and laboratory testing to assess the ground conditions for foundation design. • BRE Digest 365 Soakaway Tests. • Waste Classification and WAC testing for removal of waste to landfill. • CBR Testing for road design and construction. • Water Pipeline Risk Assessment.	

**DESK STUDY WITH WALKOVER SURVEY FOR LAND ADJACENT TO
5 STUBBINS LANE, RAMSBOTTOM, GREATER MANCHESTER, BL0 0PU**

CLIENT: MR DAVE WEBSTER

ARCHITECT: STANTON ANDREWS LIMITED

1. INTRODUCTION

This report has been prepared in accordance with an email, dated 29th October 2024, from the Architect on behalf of the Client.

The brief was set out in our estimate, ref. E7393 dated 14th October 2024, and comprises a walkover survey and a desk study report including a historical, geological, mining, and environmental appraisal together with a conceptual ground model.

1.1 Site Location and Description

The site is located adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester BL0 0PU, as indicated in Figure 1. The approximate National Grid Reference of the centre of the site is 379137, 417251.

As shown in Figure 2, the site comprises an approximately rectangular plot of land of 0.02ha. The southeast of the site is currently used as a parking area for 5 Stubbins Lane, with the remainder of the site part of the rear garden for 5 Stubbins Lane. The site is bound by 5 Stubbins Lane to the northeast, Stubbins Lane to the southeast, 73 Ramsbottom Lane to the southwest, and 2 Heatherside Road to the northwest.

1.2 Proposed Development and Purpose of the Desk Study

We understand that it is proposed to erect a three-storey residential property with parking to the front and a garden to the rear, as shown in Figure 3.

The purpose of the desk study is to obtain information regarding the sites historical, geological, and environmental setting in order to produce a conceptual ground model, to assess the ground conditions, to undertake a preliminary assessment of contamination sources, pathways and receptors relating to potential hazards that exist or will potentially exist on the site and to assess the need for ground investigation.

1.3 Walkover Survey

The walkover survey was undertaken on 8th November 2024. Photographs taken during the site walkover are appended, with their locations and any surface features observed indicated in Figure 2.

At the time of the walkover, the site comprised a gravel-surfaced area in the southeast used for car parking with an approximately 3m tall retaining wall midway to the rear of the site. The garden beyond the retaining wall was inaccessible, however a topographical survey shows it to be grassed with overgrown areas in the southeast and northwest and a shed in the centre. The site sloped slightly down from northwest to southeast and could be accessed off Stubbins Lane to the southeast.

No visual or olfactory contamination was noted during the walkover survey.

2. DESK STUDY

2.1 Historical Appraisal

The history of the site has been interpreted from the study of old Ordnance Survey plans supplied by GroundSure, as follows:

TABLE 1 SMALL SCALE SURVEY

Date	Scale
1851 *	1:10,560
1891	1:10,560
1908	1:10,560
1927 – 1928	1:10,560
1938 *	1:10,560
1948	1:10,560
1955	1:10,560
1967 – 1968	1:10,560
1980	1:10,000
2001	1:10,000
2010	1:10,000
2024	1:10,000

* Site not covered by survey.

** Published scale. Appended extract reproduced at 1:2,000.

TABLE 2 LARGE SCALE SURVEY

Date	Scale
1891	1:2,500
1910	1:2,500
1929	1:2,500
1938	1:2,500
1963 – 1964	1:2,500
1978	1:1,250 **
1983	1:2,500
1992	1:1,250 **
1992	1:2,500
1992 – 1994	1:1,250 **
1994	1:1,250 **
2003	1:1,250

Extracts of the above surveys are appended.

TABLE 3 HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1891	At the time of the earliest survey, the site was depicted as unused with residential properties adjacent to the northeast and southwest and Stubbins Lane adjacent to the southeast.	A reservoir is depicted 75m to the southeast of the site, Ramsbottom Mills (Cotton) is shown 90m to the southeast, and a further body of water is shown 170m to the southeast (possibly a stream off the River Irwell through and connecting various mills). A large area of railway lines and sidings is depicted 110m to the northeast of the site. A pond is shown 170m to the west of the site and the River Irwell is depicted 230m to the east.
1908-1910	A building is now depicted in the southeast of the site.	Ramsbottom Mill has been extended to within 50m of the site and the reservoir has been partially infilled. A smithy is now depicted 105m to the northeast of the site.
1927-1929	The building in the southeast of the site has been demolished.	A Refuse Destructor is now shown 50m to the east of the site. The smithy is no longer depicted.
1938	A building is now depicted in the southeast of the site.	A bus depot is now shown 50m to the northeast of the site. Ramsbottom Mills is now labelled as disused.
1948-1955	No significant changes are noted during this time.	No significant changes are noted during this time.

1963-1968	The building on site is now shown to be larger	Allotment gardens are now depicted 10m to the southwest of the site. A Council Yard is now shown 20m to the east of the site and a mortuary is depicted 50m to the southeast. The Refuse Destructor has been changed to a fire station, parts of the disused mill have been demolished and parts have been changed unspecified works. A garage is now shown 100m to the northeast of the site. The pond 170m to the west, most of the reservoir 75m to the southeast of the site and part of the body of water 170m to the southeast have been infilled or possibly partly culverted.
1978-1983	No significant changes are noted during this time.	The allotment gardens have been replaced by a residential development adjacent to the northwest of the site. The fire station is no longer labelled and the mortuary has been demolished, with both areas now part of the Council Yard. A Coal Yard is depicted 170m to the northeast of the site. The majority of the railway lines starting 110m to the northeast of the site have been removed, leaving a single railway line 180m to the east. The remaining parts of the reservoir and the body of water have been infilled.
1992-1994	No significant changes are noted during this time.	All buildings in the Council Yard have been demolished. The Coal Yard is no longer shown.
2001-2003	No significant changes are noted during this time.	No significant changes are noted during this time.
2010	The building in the southeast has been demolished.	No significant changes are noted during this time.
2024	No significant changes are noted during this time.	The Council Yard 20m to the east of the site has been replaced by an apartment complex.

We are not aware of any other significant changes within the site and its immediate surrounding area.

2.2 Geological Appraisal

This following appraisal is based upon the appended Groundsure Enviro & Geo Insight Report (Sections 14 to 17).

2.2.1 Artificial Ground (Made Ground)

No Made Ground is indicated to be present within the site. However, as the site has been developed some may be present.

Made Ground, described as 'Artificial Deposits', is indicated to be present 26m to the east of the site boundary, the depth of which is unknown.

2.2.2 Superficial Geology (Drift Deposits)

The drift deposits beneath the site are anticipated to be Till of the Devensian Period, generally comprising Diamicton (poorly sorted clays, sands and gravels), the depth of which is unknown. The drift deposits are indicated as having a low to high permeability.

The site is within an area recorded to have suffered a landslip. These are primarily superficial deposits that have moved downslope due to gravity, but can also affect the bedrock.

2.2.3 Bedrock Geology

The bedrock beneath the majority of the site is anticipated to be sandstone belonging to the Brooksbottoms Grit of the Namurian Age. The bedrock is indicated as having a moderate to high permeability.

The bedrock beneath the far southeast of the site is anticipated to be mudstone and siltstone belonging to the Millstone Grit Group of the Namurian Age. The bedrock is indicated as having a low permeability.

A coal seam is inferred to be present 87m to the west of the site boundary. The dip and direction of dip of the rock strata, including the coal seam, is unknown. Given the location of the coal seam in relation to the site boundary there is a possibility that it underlies the site at relatively shallow depth.

2.2.4 Potential Hazards in Natural Ground

The hazard rating for landslides is moderate indicating that slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.

The hazard rating for shrinking/ swelling clays and collapsible deposits is very low, and the hazard rating for running sands, compressible deposits and ground dissolution of soluble rocks is negligible.

2.3 Mining, Radon, Soil Chemistry and Railway Infrastructure Appraisal

This following appraisal is based upon the appended Groundsure Enviro & Geo Insight Report (Sections 18 to 21).

2.3.1 Mining and Ground Workings

Ordnance Survey mapping identifies surface excavations which may, or may not, have been subsequently backfilled with unknown material. The Ordnance Survey indicates that there are six historical surface excavations within 250m of the site boundary. These are a refuse destructor 12m to the east, unspecified ground workings 43m to the southwest, and four ponds with the nearest being 73m to the southeast.

The British Geological Survey maintain records of mining of minerals other than coal, and indicates that there is the potential for underground mining of a vein mineral beneath the site. Potential for difficult ground conditions are unlikely and at a level where they need not be considered.

The Coal Authority indicate that the site is located within a coal mining area. The appended 'Regulated Coal Mining Search Report', carried out by David Bellis Consulting Surveyors Ltd and dated 6th March 2023, indicates that the site is not within a surface area that could be affected by past recorded underground mining.

8079 – Stubbins Lane, Ramsbottom

Furthermore the online Coal Authority Map Viewer indicates that there are no probable unrecorded shallow mineworkings.

The Report indicates that there is no current mining or proposals to mine coal beneath the site. It should be noted that on 23rd December 2015 all underground coal mining ceased in the U.K.

Also, there are no coal mine entries within 20m of the site boundary that the Coal Authority has knowledge of.

The Report only refers to records in the possession of the Coal Authority. It should be noted that it did not become a statutory requirement to maintain and preserve plans of abandoned mines until the Mines (Coal) Regulations Act of 1872, by which date much unrecorded mining had taken place and of those plans which were made it is likely that not all will have survived.

In our opinion, given that there is no recorded or probable unrecorded mine workings beneath the site and the shallow underlying bedrock comprises sandstone, any subsidence risk associated with shallow mine workings is negligible.

According to the report the site is not in an area affected by significant natural cavities, underground workings, historical mineral planning areas, mining cavities, brine extraction, gypsum extraction, tin mining, or clay mining.

2.3.2 Radon

The British Geological Survey and Public Health England have estimated the percentage of dwellings exceeding the “Radon Action Level” of 200 Becquerels/m³ for the UK based on geological assessments and long-term measurements of radon in more than 560,000 households.

The site is unlikely to be affected by radon gas as less than 1% of surrounding properties are above the Radon Action Level. No radon protection measures are required.

2.3.3 Soil Chemistry

The British Geological Survey have estimated likely background concentrations of potentially harmful arsenic, cadmium, chromium, lead, and nickel in the topsoil. Data for on-site topsoil is given. In addition data for the land within 50m of the site boundary is given.

2.3.4 Railway Infrastructure

There are records of historical railway and tunnel features within 250m of the site boundary, which are all related to the same area of historical railway sidings starting 99m to the east.

There is one active railway within 250m of the site boundary, which is 190m to the east.

There are no underground railways or railway tunnels within 250m of the site boundary.

The site not within 250m of Crossrail 1, Crossrail 2, or the High Speed 2 (HS2) rail projects.

2.4 Environmental Appraisal

This following appraisal is based upon the appended Groundsure Enviro & Geo Insight Report (Sections 1 to 13).

2.4.1 Historical Industrial Land Use

Historical potentially contaminative industrial land uses are recorded by the Ordnance Survey. There are potentially contaminative industrial land uses identified within 250m of the site boundary, which include refuse destructors 12m and 45m to the east, unspecified ground workings 43m to the southwest, a fire station 65m to the east, a smithy 68m to the northeast, unspecified works and mills 81m to the south, and railway sidings 99m to the east.

There are two historical tanks within 250m of the site boundary, which are unspecified tanks 71m to the east and 147m to the southeast.

There are four historical energy features within 250m of the site boundary, which are all electricity substations with the nearest being 116m to the northeast.

There is one historical garage within 250m of the site boundary, which is 93m to the northeast.

There are no historical petrol stations or military land within 250m of the site boundary.

2.4.2 Landfill

According to the report there are no active or recently closed landfill sites within 250m of the site boundary.

2.4.3 Waste

Local Authority records and detailed Ordnance Surveys indicate that there are two historical waste sites within 250m of the site boundary, which are a refuse destructor 12m to the east and a waste recycling centre 226m to the southeast.

According to the Environment Agency and Natural Resources Wales there are no active or recently closed waste sites within 250m of the site boundary.

The Environment Agency and Natural Resources Wales have thirteen records of activities involving the storage, treatment, use or disposal of wastes that are exempt from needing a permit (within specific limits and conditions) within 250m of the site boundary. The nearest of these are related to the use of waste in construction and the screening and blending of waste 132m to the south.

2.4.4 Current Land Use

Current potentially contaminative industrial land uses are recorded by the Ordnance Survey. There are fifteen potentially contaminative industrial land uses identified within 250m of the site boundary, which include Esso petrol station 74m to the northeast, electricity substations 75m to the southeast and 136m to the west, an unspecified works 117m to the southeast, and a telephone exchange 139m to the south.

According to Experian, there is one current or recent petrol station within 250m of the site boundary, which is 90m to the northeast and listed as open.

2.4.5 Contaminated Land

There are no sites determined as contaminated under Part 2a of the Environmental Protection Act (1990) within 250m of the site boundary.

2.4.6 Control of Major Accident Hazards (COMAH)

Records of Control of Major Accident Hazards (COMAH), including Notification of Installations Handling Hazardous Substances (NIHHS) and other historical data, indicate that there are no dangerous or hazardous sites within 250m of the site boundary.

2.4.7 Regulated Explosives Sites

Up to April 2015 there were no sites within 250m of the site boundary registered and licensed by the Health and Safety Executive under the 2005 Manufacture and Storage of Explosives Regulations.

2.4.8 Hazardous Substance Storage and Usage

There are no Local Authority records of consents granted for sites to hold certain quantities of hazardous substances at or above defined limits in accordance with the 2015 Planning (Hazardous Substances) Regulations within 250m of the site boundary.

2.4.9 Historical Licenced Industrial Activities (IPC)

There are no historical Integrated Pollution Control (IPC) records of substances released to the air, land, and water according to the Environment Agency and Natural Resources Wales within 250m of the site boundary.

2.4.10 Licenced Industrial Activities (Part A(1))

The Environment Agency and Natural Resources Wales indicate that there are no records of Part A(1) installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for release to the environment within 250m of the site boundary.

2.4.11 Licensed Pollutant Release (Part A(2) and Part B)

Local Authority records indicate that there is one Part B installation regulated under the 2016 Environmental Permitting (England and Wales) Regulations for the release of substances to the environment within 250m of the site boundary. This is a current permit related to the unloading of petrol into storage at a service station 95m to the northeast.

There are no Part A(2) installations within 250m of the site boundary.

2.4.12 Radioactive Substance Authorisations

The Environment Agency and Natural Resources Wales indicate that there are no records of storage, use, accumulation, and disposal of radioactive substances regulated under the 1993 Radioactive Substances Act within 250m of the site boundary.

2.4.13 Licensed Discharges to Controlled Waters

According to Environment Agency and Natural Resources Wales records there have been no discharges of treated or untreated effluent to controlled waters under the 1991 Water Resources Act within 250m of the site boundary.

2.4.14 Pollutant Release to Surface Waters (Red List)

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of specified substances under the 1991 Environmental Protection (Prescribed Processes and Substances) Regulations within 250m of the site boundary.

2.4.15 Pollutant Release to Public Sewers

According to Environment Agency and Natural Resources Wales records there have been no discharges of special category effluents to public sewers within 250m of the site boundary.

2.4.16 List 1 and List 2 Dangerous Substances

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of substances on List 1 or List 2 of the European Directive E2006/11/EC respectively, regulated under the 2015 Environmental Damage (Prevention and Remediation) Regulations, within 250m of the site boundary.

2.4.17 Pollution Incidents

According to the Environment Agency and Natural Resources Wales there are two records of substantiated pollution incidents within 250m of the site boundary, the nearest being related to a chemical odour 56m to the north in 2005 with significant air impact.

In our opinion, any current impact to the site from the recorded pollution incidents is likely to be negligible.

2.4.18 Pollution Inventory Substances

The Environment Agency and the Scottish Environment Protection Agency indicate that there have been no reports on annual emissions of certain regulated substances to air, controlled waters, and land within 250m of the site boundary.

2.4.19 Pollution Inventory Waste Transfers

According to the Environment Agency and the Scottish Environment Protection Agency there have been no reports on annual transfers and recovery/ disposal of controlled wastes within 250m of the site boundary.

2.4.20 Pollution Inventory Radioactive Waste

The Environment Agency and the Scottish Environment Protection Agency indicate that there have been no reports on annual releases of radioactive substances within 250m of the site boundary.

2.4.21 Hydrogeology

The following designation of aquifers is in accordance with the Environment Agency's April 2010 Groundwater Protection Policy.

Superficial/ drift deposits are anticipated to be present and comprise Till. These are indicated to be a Secondary (Undifferentiated) aquifer, which is assigned where it is not possible to attribute either category A or B to strata.

A Secondary A aquifer comprises permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

A Secondary B aquifer comprises predominantly lower permeability layers which may store or yield limited amounts of groundwater due to localised features such as fissures and thin permeable horizons.

The bedrock is anticipated to be predominantly sandstone, which is indicated to be a Secondary A aquifer.

The vulnerability of groundwater to a pollutant found within the site and its immediate surrounding area has been assessed as "Low" – an area able to provide protection from pollution.

British Geological Survey and Environment Agency data indicates that the site is not within a 1km grid where solution features are present that will enable rapid movement of a pollutant to groundwater.

Environment Agency data indicates that the site is in an area where additional local information indicates that groundwater is vulnerable to pollution, which is related to the site being in an area of Artesian Groundwater Conditions.

According to data provided by the Environment Agency and Natural Resources Wales, there are eight groundwater abstraction licences within 1km of the site boundary, with the nearest being 565m to the south, twenty-six surface water abstraction licences within 1km of the site boundary, with the nearest being 292m to the southeast, and three potable water abstraction licences within 2km of the site boundary, which are all 1968m to the southwest.

There are no Source Protection Zones, set up to protect a water source within 500m of the site of boundary, present according to the Environment Agency and Natural Resources Wales.

2.4.22 Hydrology

The Ordnance Survey indicate that there is one watercourse (river, stream, lake or canal) within 250m of the site boundary, which is an inland river (River Irwell) 244m to the east.

There is one surface water feature (rivers, streams or lakes) within 250m of the site boundary according to the Ordnance Survey.

The Water Framework Directive (WFD) indicates that the site is within the catchment of the River Irwell, this watercourse being 243m to the east, and the groundwater body is known as the Northern Manchester Carboniferous Aquifers.

2.4.23 Flooding

Flooding data is maintained by the Environment Agency and Natural Resources Wales. The Risk of Flooding from Rivers and Sea (RoFRaS) database indicates that on-site the highest risk of flooding is "Very Low".

In the period since records began in 1946, there is one record of a historical flood within 250m of the site boundary, which was 245m to the south in 1999, where the channel capacity of the River Irwell was exceeded.

There is one flood defence within 250m of the site boundary, which is 247m to the southeast.

There are no areas benefitting from flood defences or flood storage areas present within 250m of the site boundary.

The site is within 50m of a Flood Zone 2, which is 49m to the northeast, and is not within 50m of a Flood Zone 3. The site itself is in a Flood Zone 1.

According to Ambiental Risk Analytics surface water "FloodMap" there is a negligible risk of surface water flooding on the site and within 50m of the site boundary.

Groundwater flooding is caused when the water table rises in areas where this is usually at shallow depth. According to Ambiental Risk Analytics, there is a low risk of groundwater flooding on the site and within 50m of the site boundary.

Given the above, a Flood Risk Assessment is unlikely to be required.

2.4.24 Environmental Designations

Natural England, Natural Resources Wales and Scottish Natural Heritage indicate that there are environmental sensitive sites within 2km of the site boundary.

The site is within an SSSI Impact Risk Zone, there are three areas of Green Belt land, with the nearest being 240m to the north, nine Designated Ancient Woodlands, with the nearest being 559m to the northwest, and two Sites of Special Scientific Interest (SSSI), with the nearest being 624m to the northwest.

2.4.25 Visual and Cultural Designations

Historic England, Cadw and Historic Environment Scotland indicate that within 250m of the site boundary there is one Conservation Area, which is Ramsbottom Conservation Area 118m to the south, and three Listed Buildings, the nearest being Council Chambers 242m to the south.

There are no World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Scheduled Ancient Monuments or Registered Parks and Gardens within 250m of the site boundary.

2.4.26 Agricultural Designations

Natural England indicate that the Agricultural Land (quality) Classification for the site is Grade 4, poor.

Natural England and Natural Resources Wales indicate that there is no open access land within 250m of the site boundary.

The Forestry Commission indicate that there are no tree felling licences within 250m of the site boundary.

Natural England indicate that there are no environmental stewardship schemes or countryside stewardship schemes within 250m of the site boundary.

2.4.27 Habitat Designations

Natural England indicate that, within 250m of the site boundary, there are five priority habitats, the nearest being a deciduous woodland 36m to the south, and one habitat network 221m to the northwest.

There are no limestone pavement orders or open mosaic habitats within 250m of the site boundary.

2.5 Conceptual Ground Model

A conceptual ground model of a site and its environs uses available information to form a preliminary assessment of contamination sources, pathways and receptors, and the significance of hazards that exist or will potentially exist on the site. Its purpose is to identify the relationships between sources of contamination, pathways, and receptors to allow exposure scenarios to be determined and thereby aid in the design of any intrusive investigation. It also forms the basis of the risk assessment.

2.5.1 Sources

Potential sources of contamination identified in the desk study are:

- General contaminants including asbestos in Made Ground (if present) and past and present contaminative processes undertaken on and adjacent to the site including earthworks, construction and demolition.
- Hydrocarbon contamination from on-site spillage and leakage of oils and fuels associated with the parking area on site.
- Migrating ground gases from any Made Ground on site, the Artificial Deposits 26m to the east, and the infilled ponds and reservoirs within 250m.

2.5.2 Pathways

Potential pathways from source and receptor for the proposed development are:

- Direct skin contact with and ingestion of contaminated soil by site workers during construction and by end users of the site in the gardens and landscaped areas.
- Inhalation of dust, vapours and/ or gases by site workers during construction and by the end users of the site in enclosed spaces.
- Migration of contaminants to the underlying aquifer and to adjacent properties.
- Consumption of contaminated fruit and/ or vegetables grown in the garden areas.
- Uptake of contaminated groundwater by plants grown in the gardens and landscaped areas.
- Ground gases via permeable soils and rocks.
- Accumulation of ground gases in enclosed spaces.

2.5.3 Receptors

Potential receptors for the proposed development are:

- Site operatives during demolition, earthworks and/ or construction.
- The end users of the site, with young children being the most sensitive.
- Fruit and vegetables grown in the gardens for consumption.
- Vegetation, bushes and trees planted as part of the development of the site.
- Controlled waters including surface water, groundwater, and the underlying aquifer.
- Maintenance operatives entering on-site confined spaces after development.
- Adjacent properties.

Conclusions

An appraisal of the sources, pathways and receptors has been considered and we have produced a conceptual ground model based upon the available information, as follows:

TABLE 4 CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Made Ground (if found to be present on site)	Contaminants in Made Ground	<u>Gen. Contaminants</u> Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH)	Ingestion of soil	Site Operatives	Low
			Ingestion of dust	End Users	
			Ingestion of contaminated vegetable produce		
			Dermal contact		
			Inhalation of dust		
			Inhalation of vapours		
			Uptake via contaminated groundwater	Vegetation	Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters Adjacent Properties	Low
			Direct contact	Structures and Services	Low
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives End Users	Low

Vehicles (car parking area on site)	Fuel/ oil spillage and/ or leakage from vehicles	Total Petroleum Hydrocarbons (TPH)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Low
			Uptake via contaminated groundwater	Vegetation	Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters Adjacent Properties	Low
			Direct contact	Structures and Services	Low
Landfill (any Made Ground on site, Artificial Deposits 26m east, infilled ponds within 250m)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Low

The conceptual ground model indicates that a nominal intrusive ground investigation is required to assess the ground conditions. The ground investigation should obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.

In addition, the conceptual ground model indicates that ground gases might be present and hence gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made.

The site is within an area recorded to have suffered a landslide. These are primarily superficial deposits that have moved downslope due to gravity, but can also affect the bedrock. Also, the hazard rating for landslides is moderate indicating that slope instability problems are probably present or have occurred in the past and the land use should consider specifically the stability of the site.

2.6 General

No consideration has been given to flora and fauna as this was outside our brief.

This Phase I walkover survey and desk study should be followed by a Phase II ground investigation. It should be noted that dependent upon the findings of the ground investigation, a Phase III remediation statement and Phase IV validation with report may be required.

We recommend that consultation should be undertaken with, and written approval obtained from the Local Authority Contaminated Land Officer, Building Control Officer and The Coal Authority prior to commencing any development.

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Mr David Marsden at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 8079
NOVEMBER 2024



M. S. Banwell B.Sc.(Hons.)
Geotechnical Engineer
For and on behalf of
Sub Surface Consultants Limited



C. A. Marsden B.Sc.(Hons.), C.Eng., M.I.C.E.
Director
For and on behalf of
Sub Surface Consultants Limited.

PRELIMINARY RISK RATING GUIDANCE

PRELIMINARY RISK RATING GUIDANCE

The following table based on CIRIA C552 'Contaminated Land Risk Assessment. A Guide to Good Practice' has been used when developing the Conceptual Ground Model and the preliminary risk ratings. The method requires an assessment of the magnitude of the probability or likelihood of the risk occurring and the magnitude of the potential consequence or severity of the risk occurring to formulate a preliminary risk rating (Table A).

Table A DESCRIPTION OF RISK AND LIKELY ACTION REQUIRED

Preliminary Risk Rating	Action Required
Very High Risk	Extensive Ground Investigation Required. There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Extensive Ground Investigation Required. Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer-term.
Moderate	Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long-term.
Low Risk	Nominal Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	No Ground Investigation Required.* There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
Negligible Risk	No Ground Investigation Required.* There is a very low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

* No further action is required unless unforeseen contaminated ground conditions are encountered.

PHOTOGRAPHS



SUB SURFACE

SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Photographs

Site: LAND ADJACENT TO 5 STUBBINS LANE, RAMSBOTTOM, GREATER MANCHESTER

Client: MR DAVE WEBSTER

Architect: STANTON ANDREWS LIMITED

Job Number:

8079

Sheet:

1 / 1

Survey Date:

08/11/24

WALKOVER SURVEY PHOTOGRAPHS

1



2



3



ENVIRO+GEO INSIGHT REPORT

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Order Details

Date: 29/10/2024
Your ref: CMAPS-CM-1191853-4199-291024
Our Ref: CMAPS-CM-1191853-4199-291024EDRGEO

Site Details

Location: 379137 417251
Area: 0.02 ha
Authority: [Bury Metropolitan Borough Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	3	19	57	-
18 >	1.2 >	Historical tanks >	0	0	2	9	-
19 >	1.3 >	Historical energy features >	0	0	6	9	-
20	1.4	Historical petrol stations	0	0	0	0	-
20 >	1.5 >	Historical garages >	0	0	4	3	-
21	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
22 >	2.1 >	Historical industrial land uses >	0	4	26	88	-
27 >	2.2 >	Historical tanks >	0	0	2	13	-
28 >	2.3 >	Historical energy features >	0	0	15	18	-
29	2.4	Historical petrol stations	0	0	0	0	-
29 >	2.5 >	Historical garages >	0	0	6	4	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	2	-
32	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
32 >	3.5 >	Historical waste sites >	0	5	1	6	-
34 >	3.6 >	Licensed waste sites >	0	0	0	8	-
37 >	3.7 >	Waste exemptions >	0	0	13	15	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
40 >	4.1 >	Recent industrial land uses >	0	0	15	-	-
41 >	4.2 >	Current or recent petrol stations >	0	0	1	1	-
42	4.3	Electricity cables	0	0	0	0	-
42	4.4	Gas pipelines	0	0	0	0	-
42	4.5	Sites determined as Contaminated Land	0	0	0	0	-



42	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
43	4.7	Regulated explosive sites	0	0	0	0	-
43	4.8	Hazardous substance storage/usage	0	0	0	0	-
43 >	4.9 >	Historical licensed industrial activities (IPC) >	0	0	0	2	-
44 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	0	4	-
44 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	1	2	-
45	4.12	Radioactive Substance Authorisations	0	0	0	0	-
45 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	5	-
46	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
46	4.15	Pollutant release to public sewer	0	0	0	0	-
46	4.16	List 1 Dangerous Substances	0	0	0	0	-
47	4.17	List 2 Dangerous Substances	0	0	0	0	-
47 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	2	9	-
48	4.19	Pollution inventory substances	0	0	0	0	-
48	4.20	Pollution inventory waste transfers	0	0	0	0	-
49	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
52 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
53 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
54	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
54	5.5	Groundwater vulnerability- local information	None (within 0m)				
55 >	5.6 >	Groundwater abstractions >	0	0	0	0	18
60 >	5.7 >	Surface water abstractions >	0	0	0	14	22
69 >	5.8 >	Potable abstractions >	0	0	0	0	3
70	5.9	Source Protection Zones	0	0	0	0	-
70	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	6.1 >	Water Network (OS MasterMap) >	0	0	3	-	-



72 >	6.2 >	Surface water features >	0	0	1	-	-
72 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
73 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
73 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
75 >	7.2 >	Historical Flood Events >	0	0	1	-	-
75 >	7.3 >	Flood Defences >	0	0	1	-	-
76	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
76	7.5	Flood Storage Areas	0	0	0	-	-
77 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
78	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
79	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
80 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
82	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
82	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
82	10.4	Special Protection Areas (SPA)	0	0	0	0	0
82	10.5	National Nature Reserves (NNR)	0	0	0	0	0
83	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
83 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	9
83	10.8	Biosphere Reserves	0	0	0	0	0
84	10.9	Forest Parks	0	0	0	0	0
84	10.10	Marine Conservation Zones	0	0	0	0	0
84 >	10.11 >	Green Belt >	0	0	1	1	1
84	10.12	Proposed Ramsar sites	0	0	0	0	0



85	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
85	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
85	10.15	Nitrate Sensitive Areas	0	0	0	0	0
85	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
86 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
87 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
89	11.1	World Heritage Sites	0	0	0	-	-
90	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
90	11.3	National Parks	0	0	0	-	-
90 >	11.4 >	Listed Buildings >	0	0	3	-	-
91 >	11.5 >	Conservation Areas >	0	0	1	-	-
91	11.6	Scheduled Ancient Monuments	0	0	0	-	-
91	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
93	12.2	Open Access Land	0	0	0	-	-
93	12.3	Tree Felling Licences	0	0	0	-	-
93	12.4	Environmental Stewardship Schemes	0	0	0	-	-
93	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	13.1 >	Priority Habitat Inventory >	0	1	4	-	-
95 >	13.2 >	Habitat Networks >	0	0	1	-	-
95	13.3	Open Mosaic Habitat	0	0	0	-	-
95	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	14.1 >	10k Availability >	Identified (within 500m)				
97 >	14.2 >	Artificial and made ground (10k) >	0	1	0	3	-
99 >	14.3 >	Superficial geology (10k) >	1	1	0	4	-

100 >	14.4 >	Landslip (10k) >	1	0	0	2	-
101 >	14.5 >	Bedrock geology (10k) >	2	0	4	7	-
102 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	2	5	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
103 >	15.1 >	50k Availability >	Identified (within 500m)				
104 >	15.2 >	Artificial and made ground (50k) >	0	1	0	0	-
105 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
106 >	15.4 >	Superficial geology (50k) >	1	1	0	4	-
107 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
107 >	15.6 >	Landslip (50k) >	1	0	0	1	-
108 >	15.7 >	Landslip permeability (50k) >	Identified (within 50m)				
109 >	15.8 >	Bedrock geology (50k) >	2	0	4	9	-
110 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
111 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	2	4	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	16.1 >	BGS Boreholes >	0	4	12	-	-
Page	Section	Natural ground subsidence >					
114 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
115 >	17.2 >	Running sands >	Very low (within 50m)				
117 >	17.3 >	Compressible deposits >	Very low (within 50m)				
119 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
120 >	17.5 >	Landslides >	High (within 50m)				
122 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
124	18.1	BritPits	0	0	0	0	-
125 >	18.2 >	Surface ground workings >	0	4	12	-	-
125	18.3	Underground workings	0	0	0	0	0
126	18.4	Underground mining extents	0	0	0	0	-
126	18.5	Historical Mineral Planning Areas	0	0	0	0	-

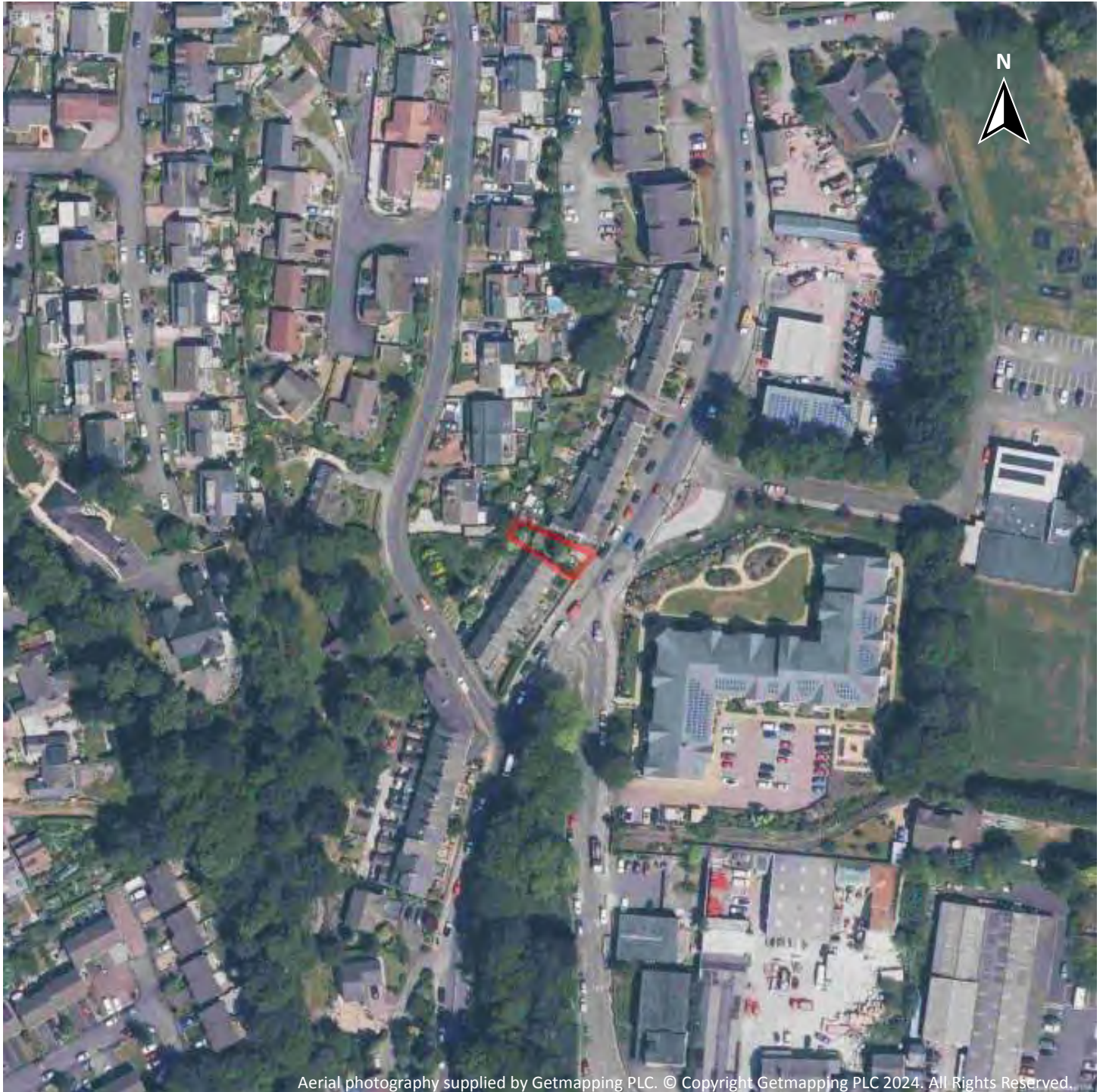


126 >	18.6 >	Non-coal mining >	1	0	0	0	1
127	18.7	JPB mining areas	None (within 0m)				
127	18.8	The Coal Authority non-coal mining	0	0	0	0	-
127 >	18.9 >	Researched mining >	0	0	0	1	-
127	18.10	Mining record office plans	0	0	0	0	-
128	18.11	BGS mine plans	0	0	0	0	-
128 >	18.12 >	Coal mining >	Identified (within 0m)				
128	18.13	Brine areas	None (within 0m)				
128	18.14	Gypsum areas	None (within 0m)				
128	18.15	Tin mining	None (within 0m)				
129	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
130	19.1	Natural cavities	0	0	0	0	-
130	19.2	Mining cavities	0	0	0	0	0
130	19.3	Reported recent incidents	0	0	0	0	-
130	19.4	Historical incidents	0	0	0	0	-
131	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
132 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
134 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
134	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
134	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
135	22.1	Underground railways (London)	0	0	0	-	-
135	22.2	Underground railways (Non-London)	0	0	0	-	-
136	22.3	Railway tunnels	0	0	0	-	-
136 >	22.4 >	Historical railway and tunnel features >	0	0	18	-	-
137	22.5	Royal Mail tunnels	0	0	0	-	-



137	22.6	Historical railways	0	0	0	-	-
137 >	22.7 >	Railways >	0	0	10	-	-
138	22.8	Crossrail 1	0	0	0	0	-
138	22.9	Crossrail 2	0	0	0	0	-
138	22.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 07/04/2023

Site Area: 0.02ha



Recent site history - 2019 aerial photograph



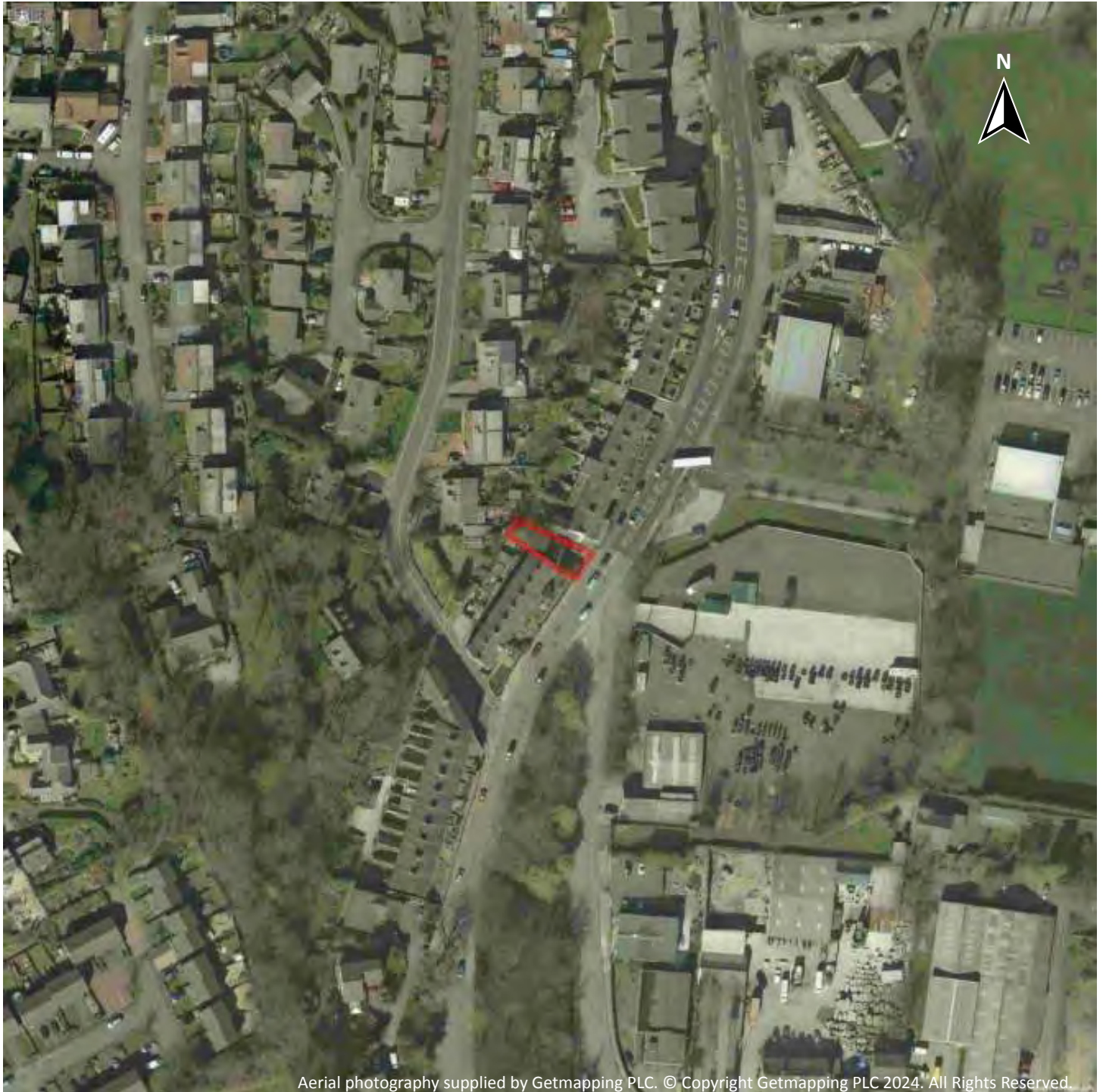
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Capture Date: 23/05/2019

Site Area: 0.02ha



Recent site history - 2012 aerial photograph



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Capture Date: 26/03/2012

Site Area: 0.02ha



Recent site history - 2001 aerial photograph



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Capture Date: 07/05/2001

Site Area: 0.02ha



Recent site history - 2000 aerial photograph



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Capture Date: 07/05/2000

Site Area: 0.02ha



OS MasterMap site plan

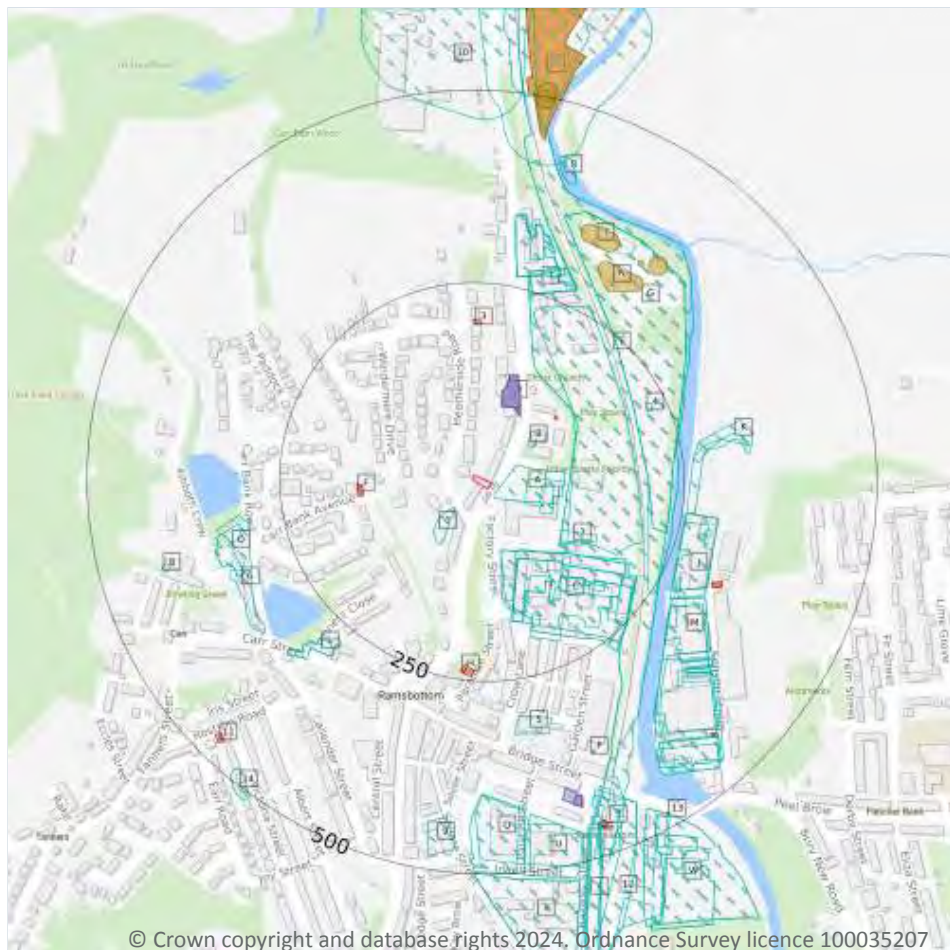


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Site Area: 0.02ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

79

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
A	12m E	Refuse Destructor	1955	802034



ID	Location	Land use	Dates present	Group ID
1	43m SW	Unspecified Ground Workings	1891	660799
A	45m E	Refuse Destructor	1927 - 1948	721903
A	65m E	Fire Station	1968	666244
B	68m NE	Smithy	1908	680172
C	81m S	Unspecified Commercial/Industrial	1968	670433
C	81m S	Unspecified Works	1980	683088
C	90m SE	Unspecified Disused Mills	1948 - 1955	800680
C	98m SE	Unspecified Mills	1891	721114
C	98m SE	Unspecified Mills	1908	774504
C	99m SE	Unspecified Mills	1927	791730
E	99m E	Railway Sidings	1955	739881
E	99m E	Railway Sidings	1968	763448
E	104m E	Railway Sidings	1891 - 1948	801993
2	109m SE	Railway Building	1955	702518
G	200m E	Railway Sidings	1908	730931
G	200m E	Railway Sidings	1891	737573
G	200m E	Railway Sidings	1927 - 1948	798295
4	222m NE	Railway Building	1908 - 1948	771267
I	246m N	Unspecified Mill	1980	707150
I	246m N	Unspecified Mill	1968	772463
I	246m N	Unspecified Disused Mill	1955	779858
J	255m E	Soap Works	1927 - 1948	799600
J	256m E	Unspecified Works	1968 - 1980	778514
J	256m E	Soap Works	1955	785066
K	256m E	Unspecified Ground Workings	1955	763425
I	263m N	Unspecified Mill	1908	753918
K	264m E	Unspecified Ground Workings	1927 - 1948	797166
I	265m N	Unspecified Disused Mill	1948	728576



ID	Location	Land use	Dates present	Group ID
I	265m N	Unspecified Mill	1927	776245
L	269m SW	Unspecified Mill	1908 - 1927	780843
M	278m SE	Unspecified Mill	1955	727482
M	278m SE	Unspecified Commercial/Industrial	1980	768296
M	281m SE	Cotton Mills	1908	673097
L	281m SW	Unspecified Disused Mill	1948	658155
J	283m E	Unspecified Tank	1955	697491
J	284m E	Chimney	1968 - 1980	798122
M	288m SE	Unspecified Mill	1927 - 1948	714575
I	289m N	Fire Station	1980	666243
O	294m W	Cotton Mill	1948 - 1955	792921
5	297m S	Police Station	1980	706521
O	305m W	Unspecified Mill	1891 - 1927	781540
6	310m W	Disused Corn Mill	1955	657944
M	318m SE	Unspecified Mills	1955	780580
M	322m SE	Unspecified Mills	1968	718709
M	341m SE	Unspecified Mills	1927 - 1948	760312
Q	396m S	Unspecified Works	1980	683085
Q	397m S	Unspecified Mill	1927 - 1968	805314
M	398m SE	Unspecified Commercial/Industrial	1980	670431
M	398m SE	Unspecified Mills	1955	736754
R	399m N	Refuse Heap	1908	714189
R	399m N	Refuse Heap	1927 - 1938	799710
M	403m SE	Unspecified Mills	1927 - 1948	801201
8	409m W	Chimney	1968	702142
T	412m N	Gas Works	1955	777445
S	412m S	Railway Station	1968	797728
S	415m S	Railway Station	1955	756341



ID	Location	Land use	Dates present	Group ID
S	422m S	Railway Station	1891 - 1948	742381
U	426m S	Unspecified Mills	1927 - 1968	788110
9	429m S	Unspecified Works	1980	683086
U	438m S	Unspecified Works	1980	683084
T	455m N	Gas Works	1891	776801
V	456m S	Railway Sidings	1927	770046
V	456m S	Railway Sidings	1948	783622
V	459m S	Railway Sidings	1908	774870
10	462m N	Paper Mill	1955	658112
W	464m SE	Unspecified Mill	1968 - 1980	713956
W	464m SE	Paper Mill	1955	743980
12	478m SE	Railway Sidings	1891 - 1948	788614
14	483m SW	Refuse Heap	1891	656051
T	486m N	Unspecified Tank	1908 - 1938	788232
T	486m N	Gasometer	1891	800811
T	494m N	Gasometer	1955	716875
T	494m N	Unspecified Tank	1968	804418
T	497m N	Unspecified Mill	1927 - 1938	718298
X	499m S	Unspecified Commercial/Industrial	1980	670432
X	499m S	Unspecified Mills	1955 - 1968	743720
W	500m SE	Unspecified Mill	1891	751381
W	500m SE	Paper Mill	1927 - 1948	769607

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

11

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or



succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	71m E	Unspecified Tank	1963	85286
C	147m SE	Unspecified Tank	1891	85290
N	291m NE	Tanks	1994	80777
7	336m NE	Tanks	1994	81176
N	341m NE	Tanks	1994	81175
N	343m NE	Tanks	1994	81174
P	366m S	Unspecified Tank	1978 - 1994	98230
P	392m SE	Unspecified Tank	1964	85285
T	445m N	Gas Works	1891 - 1910	105603
T	485m N	Gasometer	1891 - 1910	100864
T	494m N	Unspecified Tank	1963	84096

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

15

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	116m NE	Electricity Substation	1978 - 1983	63689
F	143m W	Electricity Substation	1978	63216
F	143m W	Electricity Substation	1992 - 1996	57692
3	197m N	Electricity Substation	1978 - 1996	62382
H	230m S	Electricity Substation	1978 - 1983	53190



ID	Location	Land use	Dates present	Group ID
H	232m S	Electricity Substation	1992 - 1996	52483
J	314m SE	Electricity Substation	1983 - 1996	57987
J	314m SE	Electricity Substation	1978	58298
M	430m SE	Electricity Substation	1978	56623
M	431m SE	Electricity Substation	1994	53885
M	432m SE	Electricity Substation	1992	56047
T	445m N	Gas Works	1891 - 1910	60054
11	463m SW	Electricity Substation	1978 - 1992	54123
13	480m SE	Electricity Substation	1978 - 1994	64135
T	485m N	Gasometer	1891 - 1910	57303

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	7
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
D	93m NE	Garage	1963	20041



ID	Location	Land use	Dates present	Group ID
D	95m NE	Garage	1992 - 1996	18854
D	96m N	Garage	1978	18806
D	96m N	Garage	1983	22036
S	400m S	Garage	1992 - 1994	19913
S	414m S	Garage	1964	17809
S	414m S	Garage	1978	17928

This data is sourced from Ordnance Survey / Groundsure.

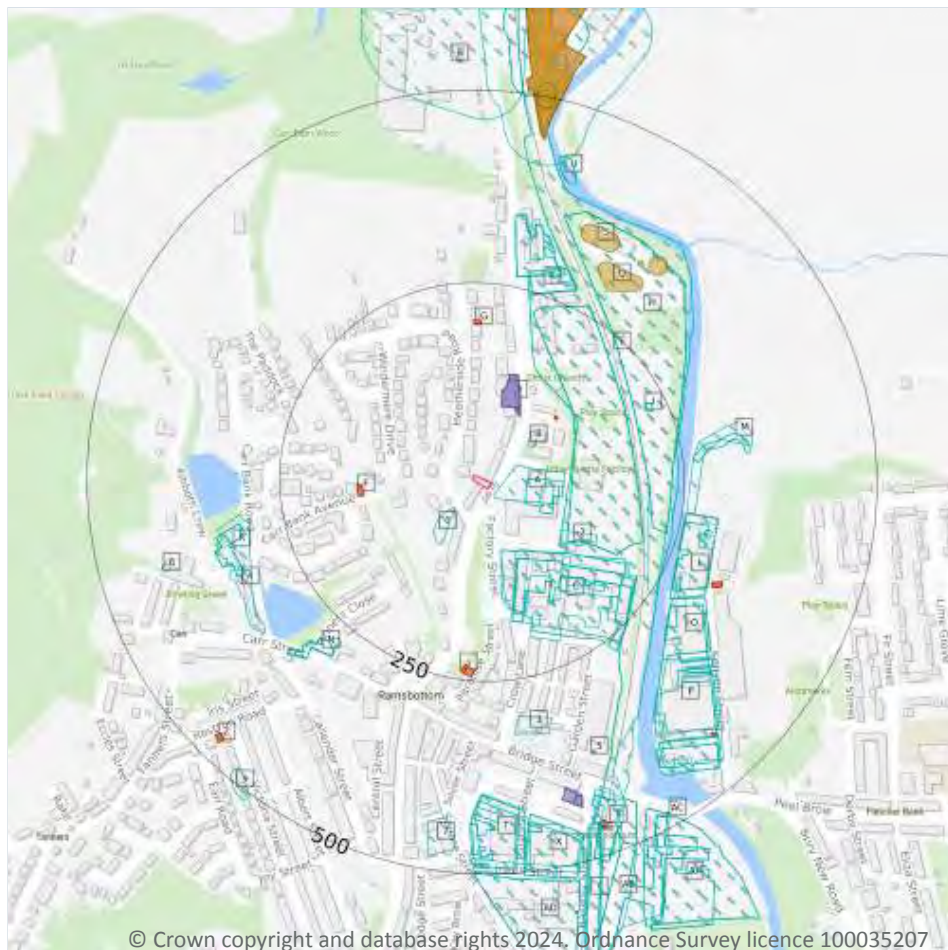
1.6 Historical military land

Records within 500m	0
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Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

118

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22](#) >

ID	Location	Land Use	Date	Group ID
A	12m E	Refuse Destructor	1955	802034
1	43m SW	Unspecified Ground Workings	1891	660799
A	45m E	Refuse Destructor	1948	721903

ID	Location	Land Use	Date	Group ID
A	45m E	Refuse Destructor	1927	721903
A	65m E	Fire Station	1968	666244
B	68m NE	Smithy	1908	680172
C	81m S	Unspecified Commercial/Industrial	1968	670433
C	81m S	Unspecified Works	1980	683088
C	90m SE	Unspecified Disused Mills	1955	800680
C	98m SE	Unspecified Disused Mills	1948	800680
C	98m SE	Unspecified Mills	1891	721114
C	98m SE	Unspecified Mills	1908	774504
C	99m SE	Unspecified Mills	1927	791730
E	99m E	Railway Sidings	1968	763448
E	99m E	Railway Sidings	1955	739881
E	104m E	Railway Sidings	1948	801993
E	104m E	Railway Sidings	1927	801993
E	104m E	Railway Sidings	1908	801993
E	104m E	Railway Sidings	1891	801993
2	109m SE	Railway Building	1955	702518
H	200m E	Railway Sidings	1948	798295
H	200m E	Railway Sidings	1927	798295
H	200m E	Railway Sidings	1908	730931
H	200m E	Railway Sidings	1891	737573
I	222m NE	Railway Building	1948	771267
I	222m NE	Railway Building	1927	771267
I	222m NE	Railway Building	1908	771267
K	246m N	Unspecified Mill	1980	707150
K	246m N	Unspecified Mill	1968	772463
K	246m N	Unspecified Disused Mill	1955	779858
L	255m E	Soap Works	1948	799600



ID	Location	Land Use	Date	Group ID
L	255m E	Soap Works	1927	799600
L	256m E	Unspecified Works	1980	778514
L	256m E	Unspecified Works	1968	778514
L	256m E	Soap Works	1955	785066
M	256m E	Unspecified Ground Workings	1955	763425
K	263m N	Unspecified Mill	1908	753918
M	264m E	Unspecified Ground Workings	1948	797166
M	264m E	Unspecified Ground Workings	1927	797166
K	265m N	Unspecified Disused Mill	1948	728576
K	265m N	Unspecified Mill	1927	776245
N	269m SW	Unspecified Mill	1908	780843
O	278m SE	Unspecified Commercial/Industrial	1980	768296
O	278m SE	Unspecified Mill	1955	727482
P	281m SE	Cotton Mills	1908	673097
N	281m SW	Unspecified Disused Mill	1948	658155
N	281m SW	Unspecified Mill	1927	780843
L	283m E	Unspecified Tank	1955	697491
L	284m E	Chimney	1980	798122
L	284m E	Chimney	1968	798122
O	288m SE	Unspecified Mill	1948	714575
O	288m SE	Unspecified Mill	1927	714575
K	289m N	Fire Station	1980	666243
R	294m W	Cotton Mill	1955	792921
3	297m S	Police Station	1980	706521
R	305m W	Cotton Mill	1948	792921
R	305m W	Unspecified Mill	1927	781540
R	305m W	Unspecified Mill	1908	781540
R	305m W	Unspecified Mill	1891	781540



ID	Location	Land Use	Date	Group ID
4	310m W	Disused Corn Mill	1955	657944
P	318m SE	Unspecified Commercial/Industrial	1980	768296
P	318m SE	Unspecified Mills	1955	780580
P	322m SE	Unspecified Mills	1968	718709
P	341m SE	Unspecified Mills	1948	760312
P	341m SE	Unspecified Mills	1927	760312
T	396m S	Unspecified Works	1980	683085
T	397m S	Unspecified Mill	1968	805314
T	397m S	Unspecified Mill	1955	805314
P	398m SE	Unspecified Commercial/Industrial	1980	670431
P	398m SE	Unspecified Mills	1955	736754
U	399m N	Refuse Heap	1938	799710
U	399m N	Refuse Heap	1927	799710
U	399m N	Refuse Heap	1908	714189
P	403m SE	Unspecified Mills	1948	801201
P	403m SE	Unspecified Mills	1927	801201
T	405m S	Unspecified Mill	1948	805314
T	405m S	Unspecified Mill	1927	805314
6	409m W	Chimney	1968	702142
W	412m N	Gas Works	1955	777445
V	412m S	Railway Station	1968	797728
V	415m S	Railway Station	1955	756341
V	422m S	Railway Station	1948	742381
V	422m S	Railway Station	1927	742381
V	422m S	Railway Station	1908	742381
V	422m S	Railway Station	1891	742381
X	426m S	Unspecified Mills	1968	788110
X	426m S	Unspecified Mills	1955	788110



ID	Location	Land Use	Date	Group ID
7	429m S	Unspecified Works	1980	683086
X	434m S	Unspecified Mills	1948	788110
X	434m S	Unspecified Mills	1927	788110
X	438m S	Unspecified Works	1980	683084
W	455m N	Gas Works	1891	776801
Y	456m S	Railway Sidings	1948	783622
Y	456m S	Railway Sidings	1927	770046
Y	459m S	Railway Sidings	1908	774870
8	462m N	Paper Mill	1955	658112
AA	464m SE	Unspecified Mill	1980	713956
AA	464m SE	Unspecified Mill	1968	713956
AA	464m SE	Paper Mill	1955	743980
AB	478m SE	Railway Sidings	1948	788614
AB	478m SE	Railway Sidings	1927	788614
AB	478m SE	Railway Sidings	1908	788614
AB	478m SE	Railway Sidings	1891	788614
9	483m SW	Refuse Heap	1891	656051
W	486m N	Unspecified Tank	1938	788232
W	486m N	Unspecified Tank	1927	788232
W	486m N	Unspecified Tank	1908	788232
W	486m N	Gasometer	1891	800811
W	494m N	Gasometer	1955	716875
W	494m N	Unspecified Tank	1968	804418
W	497m N	Unspecified Mill	1938	718298
W	497m N	Unspecified Mill	1927	718298
AD	499m S	Unspecified Commercial/Industrial	1980	670432
AD	499m S	Unspecified Mills	1968	743720
AD	499m S	Unspecified Mills	1955	743720

ID	Location	Land Use	Date	Group ID
AA	500m SE	Paper Mill	1948	769607
AA	500m SE	Paper Mill	1927	769607
AA	500m SE	Unspecified Mill	1891	751381

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

15

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

ID	Location	Land Use	Date	Group ID
A	71m E	Unspecified Tank	1963	85286
C	147m SE	Unspecified Tank	1891	85290
Q	291m NE	Tanks	1994	80777
5	336m NE	Tanks	1994	81176
Q	341m NE	Tanks	1994	81175
Q	343m NE	Tanks	1994	81174
S	366m S	Unspecified Tank	1994	98230
S	366m S	Unspecified Tank	1992	98230
S	367m SE	Unspecified Tank	1978	98230
S	392m SE	Unspecified Tank	1964	85285
W	445m N	Gas Works	1910	105603
W	448m N	Gas Works	1891	105603
W	485m N	Gasometer	1891	100864
W	485m N	Gasometer	1910	100864
W	494m N	Unspecified Tank	1963	84096

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

33

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

ID	Location	Land Use	Date	Group ID
B	116m NE	Electricity Substation	1978	63689
B	117m NE	Electricity Substation	1983	63689
F	143m W	Electricity Substation	1978	63216
F	143m W	Electricity Substation	1996	57692
F	143m W	Electricity Substation	1992	57692
G	197m N	Electricity Substation	1996	62382
G	197m N	Electricity Substation	1992	62382
G	197m N	Electricity Substation	1994	62382
G	197m N	Electricity Substation	1978	62382
G	197m N	Electricity Substation	1983	62382
J	230m S	Electricity Substation	1983	53190
J	230m S	Electricity Substation	1978	53190
J	232m S	Electricity Substation	1996	52483
J	232m S	Electricity Substation	1992	52483
J	232m S	Electricity Substation	1994	52483
L	314m SE	Electricity Substation	1996	57987
L	314m SE	Electricity Substation	1992	57987
L	314m SE	Electricity Substation	1994	57987
L	314m SE	Electricity Substation	1983	57987
L	314m SE	Electricity Substation	1978	58298
P	430m SE	Electricity Substation	1978	56623
P	431m SE	Electricity Substation	1994	53885
P	432m SE	Electricity Substation	1992	56047



ID	Location	Land Use	Date	Group ID
W	445m N	Gas Works	1910	60054
W	448m N	Gas Works	1891	60054
Z	463m SW	Electricity Substation	1989	54123
Z	464m SW	Electricity Substation	1978	54123
Z	464m SW	Electricity Substation	1992	54123
AC	480m SE	Electricity Substation	1994	64135
AC	480m SE	Electricity Substation	1992	64135
AC	481m SE	Electricity Substation	1978	64135
W	485m N	Gasometer	1891	57303
W	485m N	Gasometer	1910	57303

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	10
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

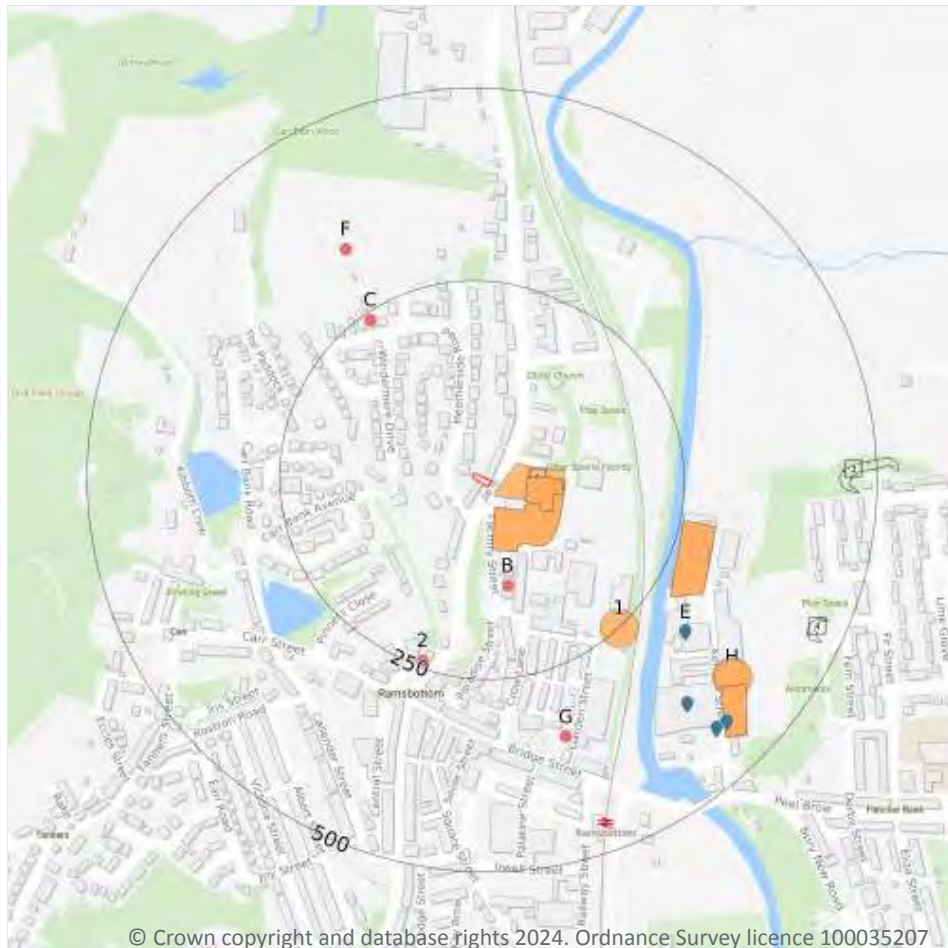
ID	Location	Land Use	Date	Group ID
D	93m NE	Garage	1963	20041
D	95m NE	Garage	1994	18854
D	95m NE	Garage	1996	18854

ID	Location	Land Use	Date	Group ID
D	95m NE	Garage	1992	18854
D	96m N	Garage	1978	18806
D	96m N	Garage	1983	22036
V	400m S	Garage	1992	19913
V	400m S	Garage	1994	19913
V	414m S	Garage	1964	17809
V	414m S	Garage	1978	17928

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (LA/OS)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

2

Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Site address	Source	Data type
3	452m E	Refuse Tip	1962 mapping	Polygon
4	453m SE	Refuse Tip	1962 mapping	Polygon

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

12

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Address	Further Details	Date
A	12m E	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
A	28m SE	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1929



ID	Location	Address	Further Details	Date
A	28m SE	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1938
A	45m E	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
A	45m E	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1927
1	226m SE	Site Address: M A Excavations Ltd, Garden Street, Ramsbottom, BURY, Greater Manchester, BL0 9BG	Type of Site: Waste Recycling Centre Planning application reference: 52446 Description: Scheme comprises change of use of site to waste recycling centre. An application (ref: 52446) for detailed planning permission was refused by Bury M.B.C. A detailed planning application has been refused. Data source: Historic Planning Application Data Type: Point	-
D	255m E	Site Address: N/A	Type of Site: Scrap Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1929
D	255m E	Site Address: N/A	Type of Site: Scrap Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1938
H	377m SE	Site Address: Waterside Mill&PeelBridge Mill, Kenyon Street,Ramsbottom, BURY, Greater Manchester, BL0 0AB	Type of Site: Waste Transfer Station Planning application reference: 50696 Description: Scheme comprises change of use from haulage firm to waste transfer station. An application (ref: 50696) for detailed planning permission was submitted to Bury M.B.C. Data source: Historic Planning Application Data Type: Point	01/10/2009



ID	Location	Address	Further Details	Date
H	379m SE	Site Address: Kenyon Street, Ramsbottom, BURY, Greater Manchester, BLO 0A	Type of Site: Waste Transfer Building Planning application reference: 36598 Description: Scheme comprises a waste transfer station building with open ended front elevation and mezzanine floor, two roller shutter doors. This will also involve demolition. Construction - pitched roof; facing brick, metal cladding walls; metal cladding roof; rfl ight windows; roller shutter doors; portal frame. An application (ref: 36598) for Detailed Planning permission was granted, subject to conditions, by Bury M.B.C. on 28th September 2000. Contract awarded to Leach Construction Ltd. Data source: Historic Planning Application Data Type: Point	19/03/2001
H	399m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
H	399m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1992

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	8
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Details		
E	319m SE	Site Name: Porsch- Apart Ltd Site Address: Field Mill, Unit 4, Harrison Street, Ramsbottom, Bury, Lancashire, BLO OAH Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: POR001 EPR reference: EA/EPR/EP3994CJ/A001 Operator: Porsch- Apart Ltd Waste Management licence No: 50393 Annual Tonnage: 2500	Issue Date: 18/07/2005 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	319m SE	Site Name: 9 Apart Limited Site Address: Unit 4 Field Mill, Harrison Street, Ramsbottom, Bury, Lancashire, BLO OAH Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 629763 EPR reference: EA/EPR/EP3994CJ Operator: 9 Apart Limited Waste Management licence No: 50393 Annual Tonnage: 2500	Issue Date: 18/07/2005 Effective Date: 18/07/2005 Modified: 18/07/2005 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
H	384m SE	Site Name: Waterside Mill Site Address: Waterside Mill, Kenyon Street, Ramsbottom, Lancs, BLO OAB Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ROG033 EPR reference: EP3694EA/T001 Operator: Rogers David Waste Management licence No: 100969 Annual Tonnage: 0	Issue Date: 04/08/2009 Effective Date: 13/10/2009 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
H	433m SE	Site Name: Waterside Mill & Peel Bridge Mill Site Address: Waterside Mill, Kenyon Street, Ramsbottom, Lancashire, BLO OAB Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WHE032 EPR reference: EA/EPR/QP3092EN/T001 Operator: Wheeldon Brothers Waste Ltd Waste Management licence No: 100969 Annual Tonnage: 74999	Issue Date: 04/08/2009 Effective Date: 22/11/2010 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred



ID	Location	Details		
H	433m SE	Site Name: A W R Rent A Skip Site Address: Waterside Mill & Peel Bridge Mill, Kenyon Street, Ramsbottom, Lancs, BLO OAB Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AWR003 EPR reference: CP3897ES/A001 Operator: A W R Rent A Skip Ltd Waste Management licence No: 100969 Annual Tonnage: 0	Issue Date: 04/08/2009 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
H	433m SE	Site Name: Waterside Mill & Peel Bridge Mill Site Address: Waterside Mill, Kenyon Street, Ramsbottom, Lancashire, BLO OAB Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 632475 EPR reference: EA/EPR/QP3092EN Operator: Wheeldon Brothers Waste Limited Waste Management licence No: 100969 Annual Tonnage: 74999	Issue Date: 04/08/2009 Effective Date: 04/08/2009 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
H	436m SE	Site Name: Irwell Street Metal Co Ltd Site Address: Land/premises At, Kenyon Street, Ramsbottom, Bury, Lancashire, BLO OAB Correspondence Address: -	Type of Site: Special Waste Transfer Station Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ISM001 EPR reference: EA/EPR/MP3496CP/V002 Operator: Irwell Street Metal Co Ltd Waste Management licence No: 53695 Annual Tonnage: 6250	Issue Date: 05/01/1994 Effective Date: - Modified: 21/11/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
H	436m SE	Site Name: Irwell Street Metal Co Ltd Site Address: Land/premises At, Kenyon Street, Ramsbottom, Bury, Lancashire, BLO 0AB Correspondence Address: -	Type of Site: Special Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 642054 EPR reference: EA/EPR/MP3496CP Operator: Irwell Street Metal Co Limited Waste Management licence No: 53695 Annual Tonnage: 6250	Issue Date: 05/01/1994 Effective Date: 05/01/1994 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	28
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
B	132m S	Factory Street, Ramsbottom, Bury, BLO 9bt	WEX124015	Using waste exemption	Not on a farm	Use of waste in construction
B	132m S	Factory Street, Ramsbottom, Bury, BLO 9bt	WEX124015	Treating waste exemption	Not on a farm	Screening and blending of waste
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Disposing of waste exemption	On a farm	Disposal by incineration
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Disposing of waste exemption	On a farm	Burning waste in the open
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Using waste exemption	On a farm	Incorporation of ash into soil
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Using waste exemption	On a farm	Pig and poultry ash
C	240m NW	48, Heatherside Road, Ramsbottom, Bury, BLO 9bx	WEX029944	Using waste exemption	On a farm	Use of waste for a specified purpose
2	241m S	7 Market Place Bury Lancashire BLO 9aj	EPR/UF0534A Q/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
F	335m NW	48 Heatherside Road Bury Lancashire BLO 9bx	EPR/TH0976TZ /A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
F	335m NW	48 Heatherside Road Bury Lancashire BLO 9bx	EPR/TH0976TZ /A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	335m NW	48 Heatherside Road Bury Lancashire BLO 9bx	EPR/TH0976TZ /A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
F	335m NW	48 Heatherside Road Bury Lancashire BLO 9bx	EPR/TH0976TZ /A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
F	335m NW	48 Heatherside Road Bury Lancashire BLO 9bx	EPR/TH0976TZ /A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BLO 9bg	WEX103439	Treating waste exemption	Not on a farm	Sorting mixed waste
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BLO 9bg	WEX103439	Treating waste exemption	Not on a farm	Manual treatment of waste

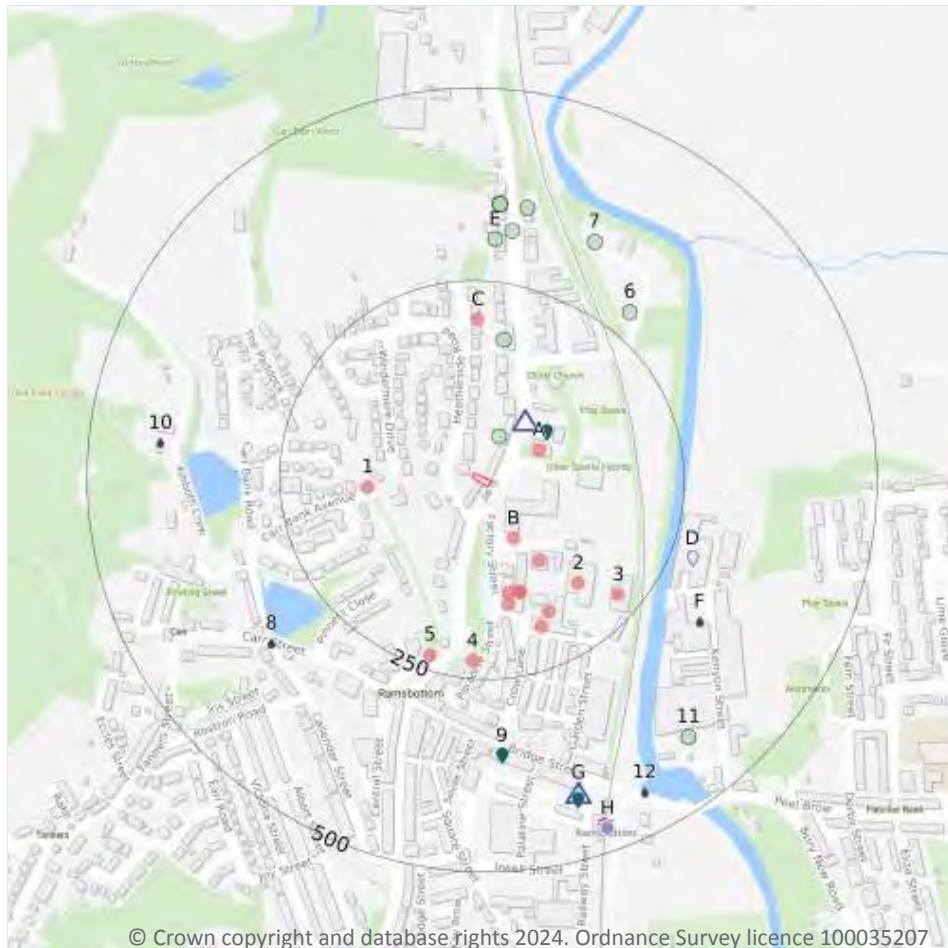


ID	Location	Site	Reference	Category	Sub-Category	Description
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BL0 9bg	WEX103439	Treating waste exemption	Not on a farm	Screening and blending of waste
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BL0 9bg	WEX103439	Treating waste exemption	Not on a farm	Recovery of scrap metal
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BL0 9bg	WEX103439	Using waste exemption	Not on a farm	Use of mulch
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BL0 9bg	WEX103439	Storing waste exemption	Not on a farm	Storage of waste in secure containers
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BL0 9bg	WEX103439	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BL0 9bg	WEX103439	Storing waste exemption	Not on a farm	Storage of sludge
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BL0 9bg	WEX103439	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	341m S	Unit 3, Garden Street, Ramsbottom, Unit 3, Garden Street, Ramsbottom, Bury, BL0 9bg	WEX103439	Using waste exemption	Not on a farm	Use of waste in construction

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Historical licensed industrial activities
- ◇ Part A(1) industrial activities
- ◆ Licensed pollutant release (Part A(2)/B)
- ◆ Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

15

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 40](#) >

ID	Location	Company	Address	Activity	Category
A	74m NE	Esso	Oakdene Service Station, Stubbins Lane, Ramsbottom, Greater Manchester, BL0 OPT	Petrol and Fuel Stations	Road and Rail
B	75m SE	Electricity Sub Station	Greater Manchester, BL0	Electrical Features	Infrastructure and Facilities
B	117m SE	Works	Greater Manchester, BL0	Unspecified Works Or Factories	Industrial Features



ID	Location	Company	Address	Activity	Category
1	136m W	Electricity Sub Station	Greater Manchester, BL0	Electrical Features	Infrastructure and Facilities
B	139m S	Telephone Exchange	Greater Manchester, BL0	Telecommunications Features	Infrastructure and Facilities
B	142m S	Russo Engineering Ltd	Crow Lane Works, Crow Lane, Ramsbottom, Greater Manchester, BL0 9BR	Metalworkers Including Blacksmiths	Construction Services
B	144m S	Works	Greater Manchester, BL0	Unspecified Works Or Factories	Industrial Features
B	155m S	Mast	Greater Manchester, BL0	Telecommunications Features	Infrastructure and Facilities
2	172m SE	Works	Greater Manchester, BL0	Unspecified Works Or Factories	Industrial Features
B	181m SE	Works	Greater Manchester, BL0	Unspecified Works Or Factories	Industrial Features
B	194m S	Cadet County Training Centre	Greater Manchester, BL0	Armed Services	Central and Local Government
C	200m N	Electricity Sub Station	Greater Manchester, BL0	Electrical Features	Infrastructure and Facilities
3	220m SE	Works	Greater Manchester, BL0	Unspecified Works Or Factories	Industrial Features
4	227m S	Electricity Sub Station	Greater Manchester, BL0	Electrical Features	Infrastructure and Facilities
5	230m S	Formbys	Offices 19 to 21 Market Chambers, Market Place, Ramsbottom, Greater Manchester, BL0 9AJ	Published Goods	Industrial Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 40](#) >



ID	Location	Company	Address	LPG	Status
A	90m NE	ESSO	Stubbins Lane, Ramsbottom, Bury, Greater Manchester, BL0 0PU	No	Open
G	414m S	UNBRANDED	Railway Street, Ramsbottom, Bury, Greater Manchester, BL0 9AL	No	Closed

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

2

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

Features are displayed on the Current industrial land use map on [page 40 >](#)

ID	Location	Details	
H	470m S	Operator: Mondi Packaging Holcombe Ltd Address: Holcombe Mill, Bridge Street, Ramsbottom, Bury, Lancashire, BLO 0BS Process: Paper And Pulp Manufacturing Processes Permit Number: AU7451	Original Permit Number: IPCAPP Date Approved: 27-1-1997 Effective Date: 29-1-1997 Status: Superseded By Variation
H	470m S	Operator: Mondi Packaging Holcombe Ltd Address: Holcombe Mill, Bridge Street, Ramsbottom, Bury, Lancashire, BLO 0BS Process: Paper And Pulp Manufacturing Processes Permit Number: BD4546	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked - Now Ippc

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

4

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 40](#) >

ID	Location	Details	
D	279m E	Operator: KAYS LIMITED Installation Name: Ramsbottom Soap Works Process: ORGANIC CHEMICALS; SURFACE-ACTIVE AGENTS Permit Number: WP3339LW Original Permit Number: WP3339LW	EPR Reference: EPR/WP3339LW Issue Date: 22/08/2017 Effective Date: 22/08/2017 Last date noted as effective: 06/08/2024 Status: Surrendered
D	279m E	Operator: Kays Ltd Installation Name: Ramsbottom Soap Works Process: ORGANIC CHEMICALS; SURFACE-ACTIVE AGENTS Permit Number: XP3131YF Original Permit Number: WP3339LW	EPR Reference: - Issue Date: - Effective Date: 22/08/2017 Last date noted as effective: 21/03/2023 Status: Surrender Effective
D	279m E	Operator: Kays Ltd Installation Name: Ramsbottom Soap Works Process: ORGANIC CHEMICALS; SURFACE-ACTIVE AGENTS Permit Number: VP3435XJ Original Permit Number: WP3339LW	EPR Reference: - Issue Date: 14/02/2008 Effective Date: 14/02/2008 Last date noted as effective: 21/03/2023 Status: Superseded
H	470m S	Operator: MONDI PAPER LTD Installation Name: - Process: PAPER, PULP & BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: BJ6542 Original Permit Number: BJ6542	EPR Reference: - Issue Date: 09/01/2002 Effective Date: 09/01/2002 Last date noted as effective: 01/10/2004 Status: SUPERSEDED BY PAS

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

3

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 40](#) >



ID	Location	Address	Details	
A	95m NE	Ramsbottom Service Station, Stubbins Road, Ramsbottom, BLO 0PU	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	350m S	First Impression, 44 Bridge Street, Ramsbottom, Bury, BLO 9AQ	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
G	424m S	Station Garage, Railway Street, BLO 9AL	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	5
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 40 >](#)

ID	Location	Address	Details	
F	325m SE	BRITANNIA WORKS, KENYON ST, RAMSBOTTOM, BURY, LANCASHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0165/76 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1991 Revocation Date: 31/12/1994
F	325m SE	BRITANNIA WORKS, KENYON ST, RAMSBOTTOM, BURY, LANCASHIRE	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: 0165/76 Permit Version: 2 Receiving Water: RIVER IRWELL	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 15/08/2017



ID	Location	Address	Details	
8	338m SW	CARR STREET CSO 099BP, 82 CARR STREET, RAMSBOTTOM, BURY, LANCASHIRE, BLO 9EG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0001 Permit Version: 3 Receiving Water: RIVER IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 05/02/2016 Effective Date: 05/02/2016 Revocation Date: 10/04/2018
10	407m W	TOP WOOD FARM, SPRINGWOOD ST, RAMSBOTTOM, BURY, LANCASHIRE, BLO 9DS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0170/1308 Permit Version: 1 Receiving Water: TRIB OF IRWELL	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 16/10/1970 Effective Date: 16/10/1970 Revocation Date: -
12	445m SE	CARR STREET CSO 099BP, 82 CARR STREET, RAMSBOTTOM, BURY, LANCASHIRE, BLO 9EG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0001 Permit Version: 4 Receiving Water: RIVER IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 11/04/2018 Effective Date: 11/04/2018 Revocation Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0
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Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0
----------------------------	----------

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0
----------------------------	----------

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

11

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 40 >](#)

ID	Location	Details	
A	56m N	Incident Date: 25/03/2005 Incident Identification: 301340 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Chemical Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
C	178m N	Incident Date: 10/12/2001 Incident Identification: 47418 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
6	284m NE	Incident Date: 05/06/2002 Incident Identification: 82842 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Chemical Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
E	305m N	Incident Date: 26/11/2001 Incident Identification: 44919 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Chemical Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
E	319m N	Incident Date: 20/06/2001 Incident Identification: 10278 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
7	338m NE	Incident Date: 13/11/2002 Incident Identification: 120637 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Sulphide Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

ID	Location	Details	
E	351m N	Incident Date: 15/11/2001 Incident Identification: 43061 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Sulphide Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
E	351m N	Incident Date: 13/07/2001 Incident Identification: 16317 Pollutant: Organic Chemicals/Products Pollutant Description: Hydrocarbons	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
E	351m N	Incident Date: 13/07/2001 Incident Identification: 16317 Pollutant: Organic Chemicals/Products Pollutant Description: Hydrocarbons	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
E	351m N	Incident Date: 27/09/2001 Incident Identification: 33274 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
11	416m SE	Incident Date: 22/06/2014 Incident Identification: 1247989 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0
----------------------------	----------

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0
----------------------------	----------

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.21 Pollution inventory radioactive waste

Records within 500m

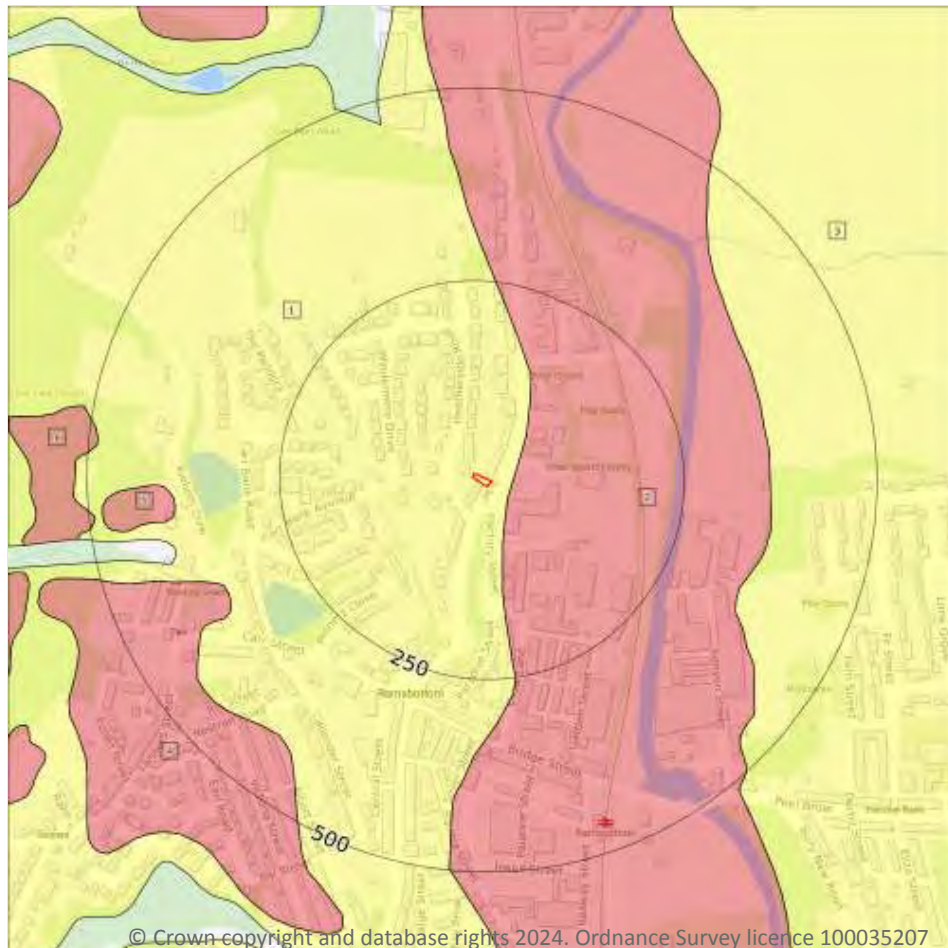
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

6

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 50 >](#)

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	26m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

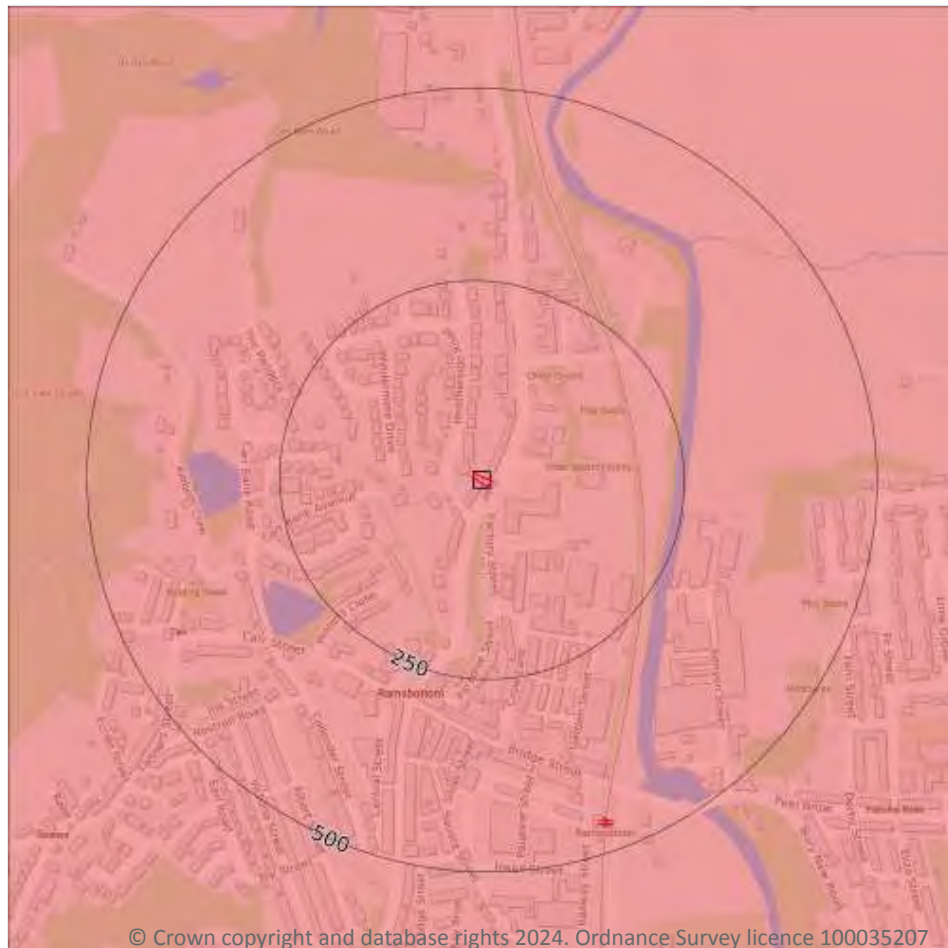


ID	Location	Designation	Description
3	350m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	350m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	387m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	489m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

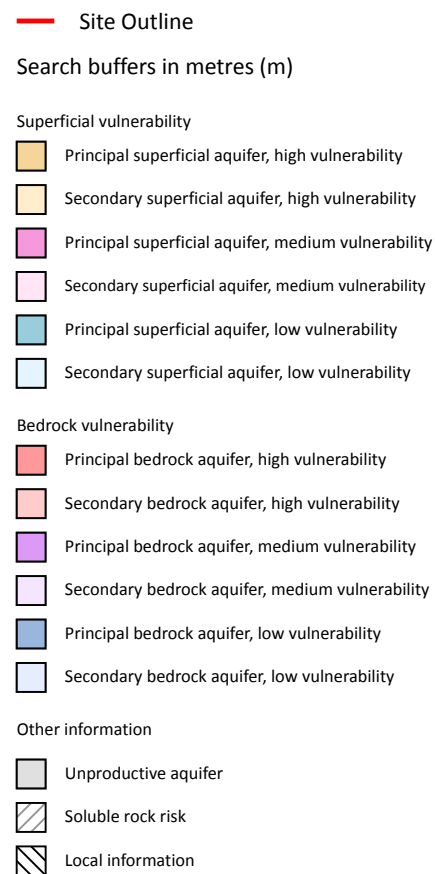
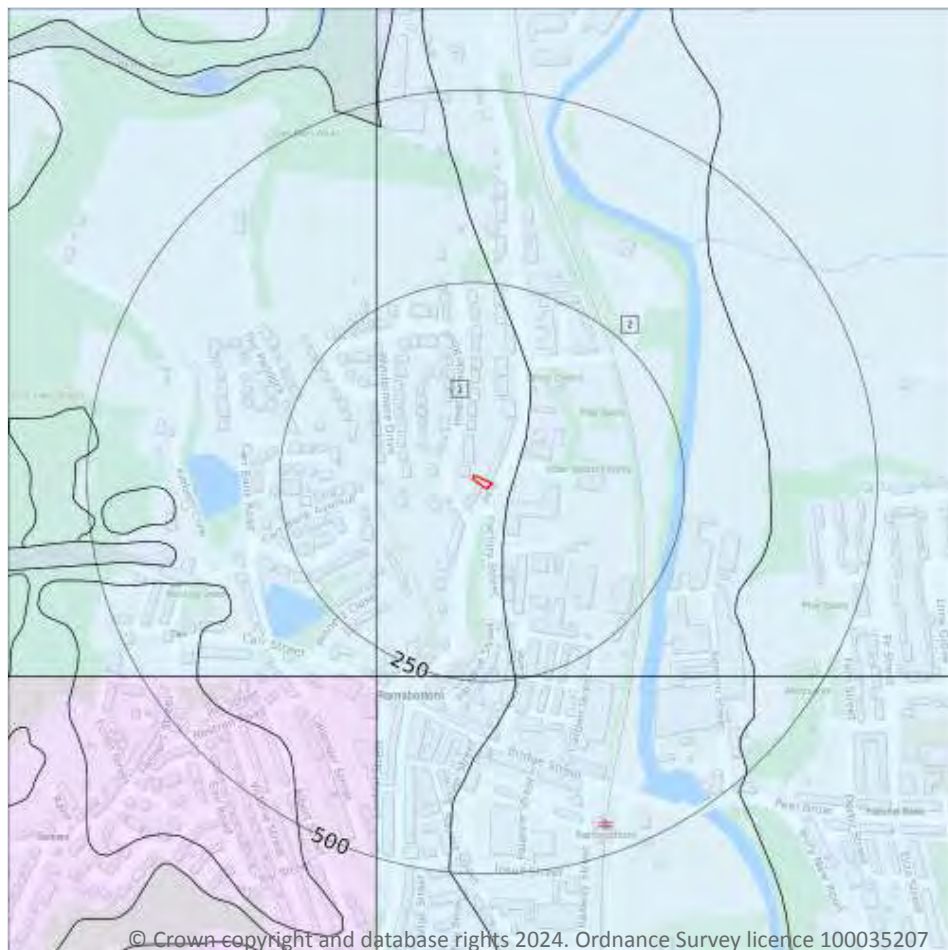
Features are displayed on the Bedrock aquifer map on [page 52 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 53](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	26m E	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

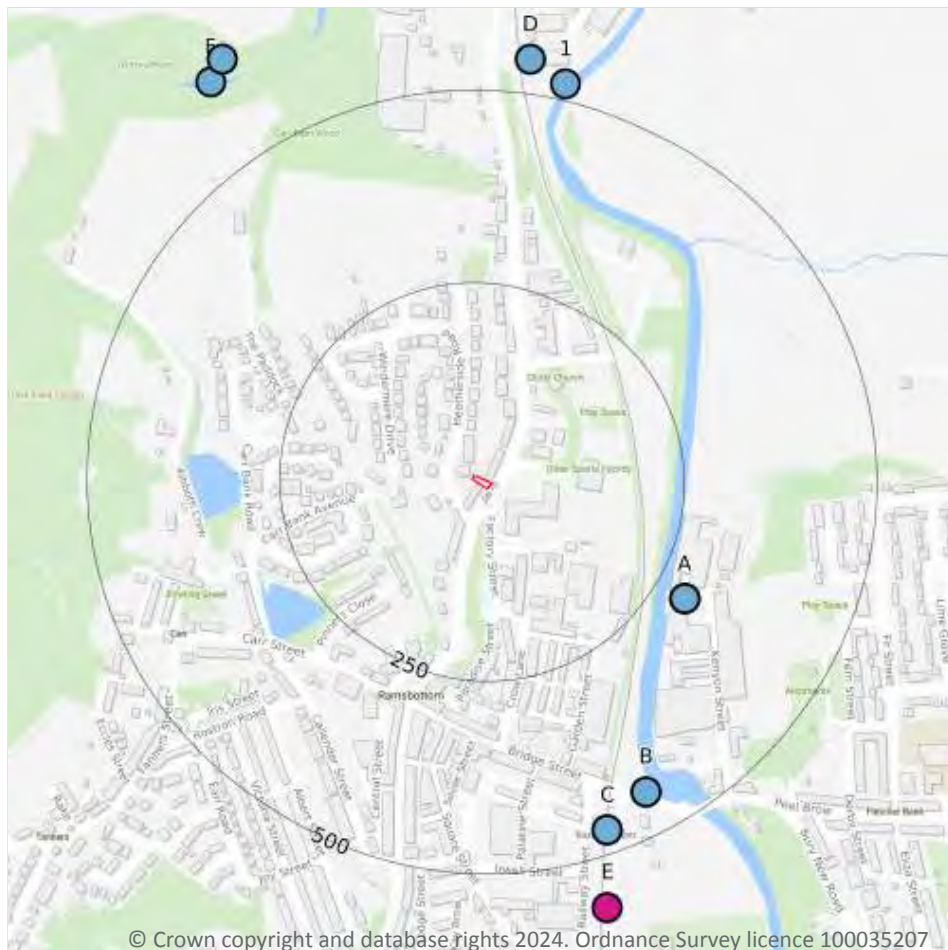
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

18

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 55 >](#)

ID	Location	Details	
E	565m S	Status: Historical Licence No: 2569001030 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PEEL BRIDGE MILLS, RAMSBOTTOM" Data Type: Point Name: DANISCO PAPER LTD Easting: 379300 Northing: 416700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 21/08/1999 Version End Date: -
E	565m S	Status: Historical Licence No: 2569001030 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PEEL BRIDGE MILLS, RAMSBOTTOM Data Type: Point Name: MONDI HOLCOMBE LIMITED Easting: 379300 Northing: 416700	Annual Volume (m ³): 359149 Max Daily Volume (m ³): 1637 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: 31/03/2015 Issue No: 105 Version Start Date: 11/08/2008 Version End Date: -
-	642m N	Status: Active Licence No: 2569001129 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE A' AT STUBBINS PAPER MILL, RAMSBOTTOM. Data Type: Point Name: Essity UK Limited Easting: 379012 Northing: 417892	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2182 Original Application No: NPS/WR/028280 Original Start Date: 16/02/1966 Expiry Date: - Issue No: 105 Version Start Date: 19/03/2018 Version End Date: -
-	652m N	Status: Historical Licence No: 2569001129 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT STUBBINS PAPER MILL, RAMSBOTTOM" Data Type: Point Name: GEORGIA-PACIFIC GB LTD Easting: 379000 Northing: 417900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 02/04/2001 Version End Date: -



ID	Location	Details	
-	652m N	Status: Historical Licence No: 2569001129 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT STUBBINS PAPER MILL, RAMSBOTTOM Data Type: Point Name: SCA Hygiene Products Tissue Limited Easting: 379000 Northing: 417900	Annual Volume (m ³): 545520 Max Daily Volume (m ³): 2727.6 Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 13/08/2012 Version End Date: -
-	788m N	Status: Historical Licence No: 2569001086 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, ROSEBANK PRINTWORKS, RAMSBOTTOM," Data Type: Point Name: EDWARD TURNBULL & CO LTD Easting: 379400 Northing: 418000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1981 Version End Date: -
-	788m N	Status: Historical Licence No: 2569001086 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, ROSEBANK PRINTWORKS, RAMSBOTTOM Data Type: Point Name: EDWARD TURNBULL & CO LTD Easting: 379400 Northing: 418000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 22/01/2004 Version End Date: -
-	788m N	Status: Historical Licence No: 2569001086 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES ROSEBANK PRINTWORKS RAMSBOTTOM Data Type: Point Name: EDWARD TURNBULL & CO LTD Easting: 379400 Northing: 418000	Annual Volume (m ³): 13638 Max Daily Volume (m ³): 1091.04 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 22/01/2004 Version End Date: -

ID	Location	Details	
-	1326m W	Status: Historical Licence No: 2569001125 Details: General Farming & Domestic Direct Source: Ground Water - North West Region Point: "WELL AT RAMSBOTTOM, KNOWN AS SOLDIERS WELL" Data Type: Point Name: PLATT Easting: 377800 Northing: 417300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/05/1971 Version End Date: -
-	1326m W	Status: Historical Licence No: 2569001125 Details: General Farming & Domestic Direct Source: Ground Water - North West Region Point: WELL AT RAMSBOTTOM, KNOWN AS SOLDIERS WELL Data Type: Point Name: PLATT Easting: 377800 Northing: 417300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/05/1971 Version End Date: -
-	1551m S	Status: Historical Licence No: 2569001101 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "SPRING FED CATCHPIT AT NUTTAL HALL FARM, RAMSBOTTOM" Data Type: Point Name: WHITTAKER Easting: 379300 Northing: 415700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1551m S	Status: Historical Licence No: 2569001101 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: SPRING FED CATCHPIT AT NUTTAL HALL FARM, RAMSBOTTOM Data Type: Point Name: WHITTAKER Easting: 379300 Northing: 415700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -

ID	Location	Details	
-	1570m S	Status: Active Licence No: NW/069/0001/019 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE AT NUTTALL COMBINED SEWER OUTFALL, RAMSBOTTOM, BURY Data Type: Poly4 Name: United Utilities Water Ltd Easting: 379538 Northing: 415723	Annual Volume (m ³): 504576 Max Daily Volume (m ³): 1383 Original Application No: NPS/WR/039941 Original Start Date: 27/03/2024 Expiry Date: 31/05/2025 Issue No: 1 Version Start Date: 27/03/2024 Version End Date: -
-	1956m E	Status: Historical Licence No: 2569001100 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "SPRING FED CATCHPIT AT GREEN HILL FARM, SHUTTLEWORTH, RAMS" Data Type: Point Name: OVENDEN Easting: 381100 Northing: 417400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 19/01/1966 Version End Date: -
-	1956m E	Status: Historical Licence No: 2569001100 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: SPRING FED CATCHPIT AT GREEN HILL FARM, SHUTTLEWORTH, RAMS Data Type: Point Name: OVENDEN Easting: 381100 Northing: 417400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 19/01/1966 Version End Date: -
-	1968m SW	Status: Active Licence No: 2569001228 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, NEAR BURY, LANCS Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): 22730 Max Daily Volume (m ³): 90.92 Original Application No: 2785 Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -



ID	Location	Details	
-	1968m SW	Status: Historical Licence No: 2569001228 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HOLCOMBE, NEAR BURY, LANCS" Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -
-	1968m SW	Status: Historical Licence No: 2569001228 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, NEAR BURY, LANCS Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	36
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 55 >](#)

ID	Location	Details	
A	292m SE	Status: Historical Licence No: 2569001047 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT PREMISES, BRITANNIA WORKS, KENYON STREET, RA" Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -



ID	Location	Details	
A	292m SE	Status: Historical Licence No: 2569001047 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT PREMISES, BRITANNIA WORKS, KENYON STREET, RA" Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
A	292m SE	Status: Historical Licence No: 2569001047 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT PREMISES, BRITANNIA WORKS, KENYON STREET, RA Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
A	292m SE	Status: Historical Licence No: 2569001047 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT PREMISES, BRITANNIA WORKS, KENYON STREET, RA Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
A	292m SE	Status: Historical Licence No: 2569001047 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT, BRITANNIA WORKS, KENYON STREET, RAMSBOTTOM Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -



ID	Location	Details	
A	292m SE	Status: Historical Licence No: 2569001047 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT, BRITANNIA WORKS, KENYON STREET, RAMSBOTTOM Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
A	292m SE	Status: Historical Licence No: 2569001047 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BRITANNIA WORKS KENYON STREET RAMSBOTTOM Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): 159111 Max Daily Volume (m ³): 636.44 Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
A	292m SE	Status: Historical Licence No: 2569001047 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BRITANNIA WORKS KENYON STREET RAMSBOTTOM Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): 159111 Max Daily Volume (m ³): 636.44 Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
B	444m SE	Status: Historical Licence No: 2569001246 Details: Supply to a Leat for Throughflow Direct Source: "Surface, Non-Tidal - North West Region" Point: "RIVER IRWELL AT BRIDGE STREET, RAMSBOTTOM" Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 379350 Northing: 416850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/01/1994 Expiry Date: - Issue No: 100 Version Start Date: 11/08/2000 Version End Date: -

ID	Location	Details	
B	444m SE	Status: Historical Licence No: 2569001246 Details: Supply to a Leat for Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BRIDGE STREET, RAMSBOTTOM Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 379350 Northing: 416850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/01/1994 Expiry Date: - Issue No: 100 Version Start Date: 11/08/2000 Version End Date: -
B	444m SE	Status: Historical Licence No: 2569001246 Details: Supply To A Leat For Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BRIDGE STREET RAMSBOTTOM Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 379350 Northing: 416850	Annual Volume (m ³): 63115200 Max Daily Volume (m ³): 172920 Original Application No: 7253 Original Start Date: 19/01/1994 Expiry Date: - Issue No: 100 Version Start Date: 11/08/2000 Version End Date: -
C	470m S	Status: Historical Licence No: 2569001029 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: R.IRWELL AT RAMSBOTTOM Data Type: Point Name: MONDI PAPER LIMITED Easting: 379300 Northing: 416800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 11/09/2001 Version End Date: -
C	470m S	Status: Historical Licence No: 2569001224 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: R.IRWELL AT RAMSBOTTOM Data Type: Point Name: MONDI HOLCOMBE LIMITED Easting: 379300 Northing: 416800	Annual Volume (m ³): 90920 Max Daily Volume (m ³): 1091.04 Original Application No: - Original Start Date: 12/04/1988 Expiry Date: - Issue No: 103 Version Start Date: 11/08/2008 Version End Date: -
C	470m S	Status: Historical Licence No: 2569001029 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: GOIT FED BY SURFACE DRAINAGE AND RIVER IRWELL AT RAMSBOTTOM Data Type: Point Name: MONDI HOLCOMBE LIMITED Easting: 379300 Northing: 416800	Annual Volume (m ³): 322766 Max Daily Volume (m ³): 1637 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: 31/03/2015 Issue No: 105 Version Start Date: 11/08/2008 Version End Date: -



ID	Location	Details	
1	521m N	Status: Historical Licence No: 2569001201 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT 'A' AT STUBBINS, RAMSBOTTOM, BURY. Data Type: Point Name: Essity UK Limited Easting: 379246 Northing: 417768	Annual Volume (m ³): 3100000 Max Daily Volume (m ³): 9090 Original Application No: NPS/WR/028282 Original Start Date: 07/11/1977 Expiry Date: - Issue No: 105 Version Start Date: 19/03/2018 Version End Date: -
D	545m N	Status: Historical Licence No: 2569001201 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT RAMSBOTTOM, BURY" Data Type: Point Name: GEORGIA-PACIFIC GB LTD Easting: 379200 Northing: 417800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 07/11/1977 Expiry Date: - Issue No: 101 Version Start Date: 02/04/2001 Version End Date: -
D	545m N	Status: Historical Licence No: 2569001201 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT RAMSBOTTOM, BURY Data Type: Point Name: SCA Hygiene Products Tissue Limited Easting: 379200 Northing: 417800	Annual Volume (m ³): 4159680 Max Daily Volume (m ³): 11365 Original Application No: - Original Start Date: 07/11/1977 Expiry Date: - Issue No: 102 Version Start Date: 13/08/2012 Version End Date: -
F	615m NW	Status: Historical Licence No: 2569001128 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS 'A' AT STUBBINS, RAMSBOTTOM, BURY Data Type: Point Name: SCA Hygiene Products Tissue Limited Easting: 378785 Northing: 417771	Annual Volume (m ³): - Max Daily Volume (m ³): 4543 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/11/2013 Version End Date: -

ID	Location	Details	
F	631m NW	Status: Historical Licence No: 2569001128 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS (2) FED BY SURFACE DRAINAGE AT STUBBINS PAP Data Type: Point Name: GEORGIA-PACIFIC GB LTD Easting: 378800 Northing: 417800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 02/04/2001 Version End Date: -
F	631m NW	Status: Historical Licence No: 2569001128 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS X 2 FED BY SURFACE DRAINAGE AT STUBBINS Data Type: Point Name: SCA Hygiene Products Tissue Limited Easting: 378800 Northing: 417800	Annual Volume (m ³): - Max Daily Volume (m ³): 5682.5 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 13/08/2012 Version End Date: -
-	652m N	Status: Historical Licence No: 2569001128 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR 'B' AT SUBBINS, RAMSBOTTOM, BURY. Data Type: Point Name: Essity UK Limited Easting: 378930 Northing: 417882	Annual Volume (m ³): 1450000 Max Daily Volume (m ³): 4543 Original Application No: NPS/WR/028283 Original Start Date: 20/01/1966 Expiry Date: - Issue No: 106 Version Start Date: 19/03/2018 Version End Date: -
-	708m N	Status: Historical Licence No: 2569001128 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR 'C' AT SUBBINS, RAMSBOTTOM, BURY. Data Type: Point Name: Essity UK Limited Easting: 378938 Northing: 417943	Annual Volume (m ³): 1450000 Max Daily Volume (m ³): 4543 Original Application No: NPS/WR/028283 Original Start Date: 20/01/1966 Expiry Date: - Issue No: 106 Version Start Date: 19/03/2018 Version End Date: -

ID	Location	Details	
-	751m N	Status: Historical Licence No: 2569001128 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS (2) FED BY SURFACE DRAINAGE AT STUBBIN85 Data Type: Point Name: FORT JAMES UK LTD Easting: 379000 Northing: 418000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1998 Version End Date: -
-	751m N	Status: Historical Licence No: 2569001128 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS (2) FED BY SURFACE DRAINAGE AT STUBBIN\$85 Data Type: Point Name: GEORGIA-PACIFIC GB LTD Easting: 379000 Northing: 418000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 02/04/2001 Version End Date: -
-	751m N	Status: Historical Licence No: 2569001128 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS (2) FED BY SURFACE DRAINAGE AT STUBBIN Data Type: Point Name: GEORGIA-PACIFIC GB LTD Easting: 379000 Northing: 418000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 02/04/2001 Version End Date: -
-	751m N	Status: Historical Licence No: 2569001128 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS X 2 FED BY SURFACE DRAINAGE AT STUBBINS Data Type: Point Name: SCA Hygiene Products Tissue Limited Easting: 379000 Northing: 418000	Annual Volume (m ³): - Max Daily Volume (m ³): 5682.5 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 13/08/2012 Version End Date: -

ID	Location	Details	
-	1011m N	Status: Historical Licence No: 2569001180 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR AT ROSEBANK PRINTWORKS, RAMSBOTTOM, NEAR BURY" Data Type: Point Name: EDWARD TURNBULL & CO LTD Easting: 379500 Northing: 418200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	1011m N	Status: Historical Licence No: 2569001180 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR AT ROSEBANK PRINTWORKS, RAMSBOTTOM, NEAR BURY Data Type: Point Name: EDWARD TURNBULL & CO LTD Easting: 379500 Northing: 418200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1969 Expiry Date: - Issue No: 101 Version Start Date: 22/01/2004 Version End Date: -
-	1011m N	Status: Historical Licence No: 2569001180 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR AT ROSEBANK PRINTWORKS RAMSBOTTOM NEAR BURY Data Type: Point Name: EDWARD TURNBULL & CO LTD Easting: 379500 Northing: 418200	Annual Volume (m ³): 547793 Max Daily Volume (m ³): 1963.872 Original Application No: - Original Start Date: 01/06/1969 Expiry Date: - Issue No: 101 Version Start Date: 22/01/2004 Version End Date: -
-	1275m E	Status: Historical Licence No: 2569001199 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "CROSS BANK BRK AT RAMSBOTTOM, BURY" Data Type: Point Name: MARSHALLS MONO LTD Easting: 380400 Northing: 417500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/09/1975 Expiry Date: - Issue No: 100 Version Start Date: 18/02/1987 Version End Date: -



ID	Location	Details	
-	1275m E	Status: Historical Licence No: 2569001199 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: CROSS BANK BRK AT RAMSBOTTOM, BURY Data Type: Point Name: MARSHALLS MONO LTD Easting: 380400 Northing: 417500	Annual Volume (m ³): 34096 Max Daily Volume (m ³): 136 Original Application No: - Original Start Date: 22/09/1975 Expiry Date: - Issue No: 101 Version Start Date: 28/08/2014 Version End Date: -
-	1282m N	Status: Historical Licence No: 2569001110 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY UNNAMED TRIB OF R IRWELL AT STUBBINS VAL Data Type: Point Name: VOITH FABRICS STUBBINS LTD Easting: 378800 Northing: 418500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 27/09/1999 Version End Date: -
-	1282m N	Status: Historical Licence No: 2569001110 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY UNNAMED TRIBUTARY RIVER IRWELL STUBBINS Data Type: Point Name: VOITH FABRICS STUBBINS LTD Easting: 378800 Northing: 418500	Annual Volume (m ³): 272765.7 Max Daily Volume (m ³): 1136.5 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 27/09/1999 Version End Date: -
-	1378m N	Status: Historical Licence No: 2569001110 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: UN-NAMED TRIBUTARY RIVER IRWELL AT LH PREMISES STUBBINS VALE Data Type: Point Name: VOITH PAPER FABRICS STUBBINS LTD Easting: 378730 Northing: 418580	Annual Volume (m ³): 272766 Max Daily Volume (m ³): 1136.5 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/02/2006 Version End Date: -

ID	Location	Details	
-	1409m NE	Status: Historical Licence No: 2569001179 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR AT PREMISES, EDENWOOD MILL, RAMSBOTTOM" Data Type: Point Name: TURNBULL & STOCKDALE LTD Easting: 379800 Northing: 418500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 22/01/1999 Version End Date: -
-	1409m NE	Status: Historical Licence No: 2569001179 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR AT PREMISES, EDENWOOD MILL, RAMSBOTTOM Data Type: Point Name: TURNBULL & STOCKDALE LTD Easting: 379800 Northing: 418500	Annual Volume (m ³): 218208 Max Daily Volume (m ³): 1091.06 Original Application No: - Original Start Date: 24/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 22/01/1999 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m

3

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 55 >](#)

ID	Location	Details	
-	1968m SW	Status: Active Licence No: 2569001228 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, NEAR BURY, LANCS Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): 22730 Max Daily Volume (m ³): 90.92 Original Application No: 2785 Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -



ID	Location	Details	
-	1968m SW	Status: Historical Licence No: 2569001228 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HOLCOMBE, NEAR BURY, LANCs" Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -
-	1968m SW	Status: Historical Licence No: 2569001228 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, NEAR BURY, LANCs Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0
----------------------------	----------

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

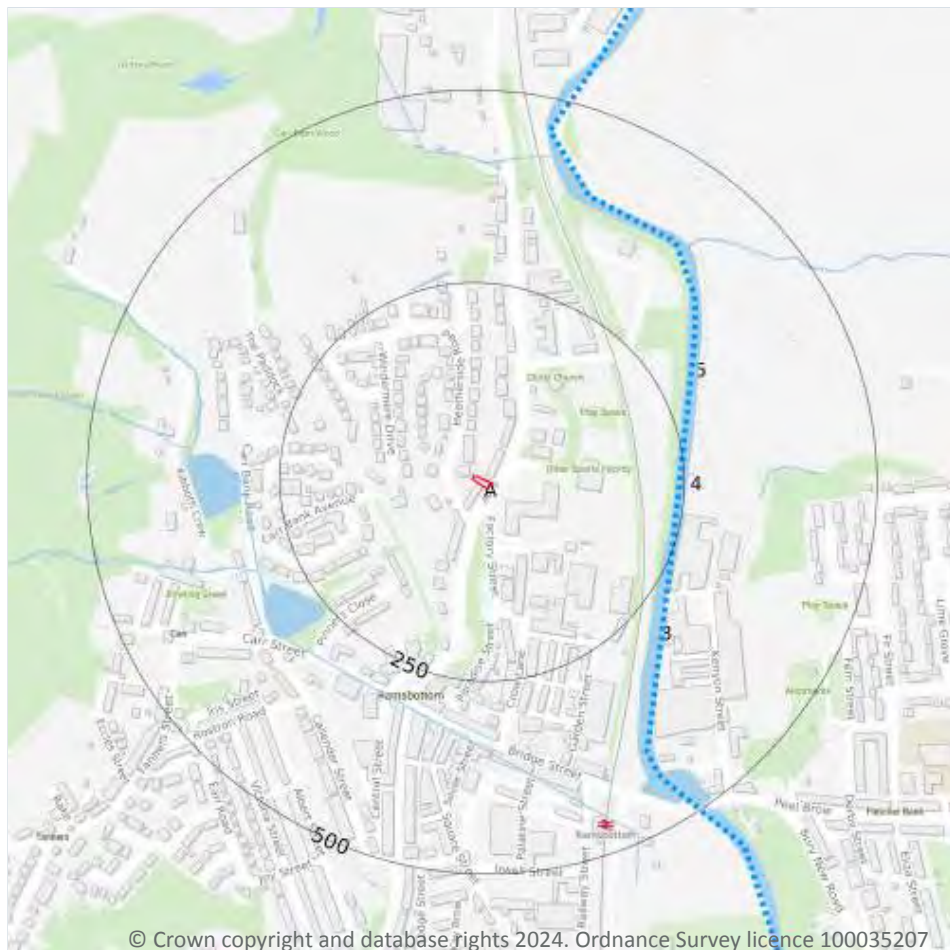
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
----------------------------	----------

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



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- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

3

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 71 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
3	244m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Irwell

ID	Location	Type of water feature	Ground level	Permanence	Name
4	247m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	247m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Irwell

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	1
----------------------------	----------

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 71 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 71 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Irwell (Rossendale STW to Roch)	GB112069064620	Croal Irwell	Irwell

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 71 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	243m E	River	Irwell (Rossendale STW to Roch)	GB112069064620 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 71 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Northern Manchester Carboniferous Aquifers	GB41202G101800 ↗	Poor	Poor	Good	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

Distance	Flood risk category
On site	N/A
0 - 50m	Low

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	1
---------------------	---

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

Features are displayed on the River and coastal flooding map on [page 74 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
11	245m S	Irwe	1999-07-05 1999-07-06	Unknown	Channel capacity exceeded (no raised defences)	No data

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	1
---------------------	---

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

Features are displayed on the River and coastal flooding map on [page 74 >](#)

ID	Location	Update
12	247m SE	08/11/2022

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on [page 74 >](#)

Location	Type
49m NE	Zone 2 - (Fluvial /Tidal Models)

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

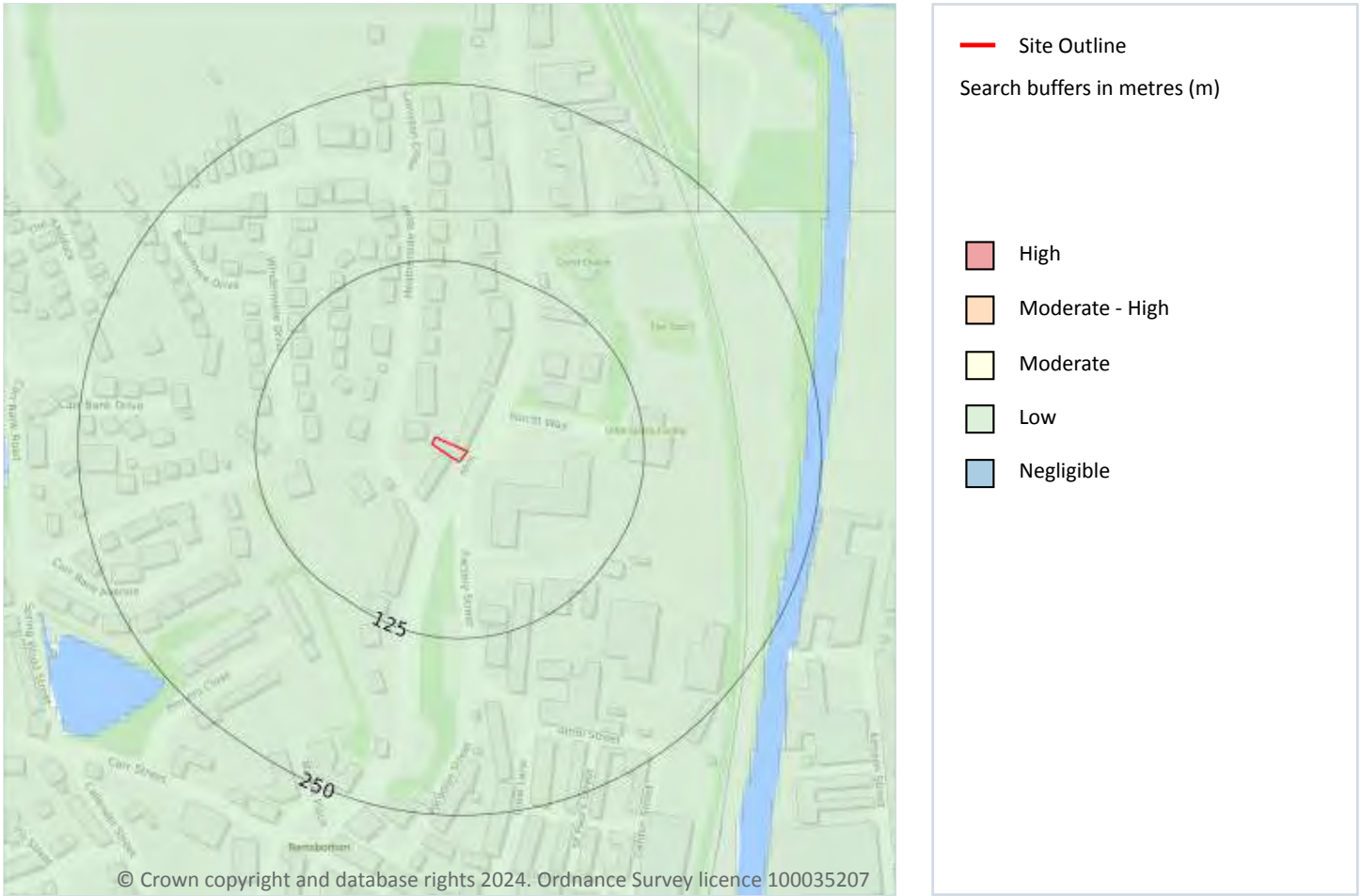
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site **Low**

Highest risk within 50m **Low**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 80](#) >

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 81](#) >

ID	Location	Name	Data source
4	624m NW	Lower Red Lees Pasture	Natural England



ID	Location	Name	Data source
8	913m W	West Pennine Moors	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0
-----------------------------	----------

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0
-----------------------------	----------

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0
-----------------------------	----------

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0
-----------------------------	----------

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m**0**

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m**9**

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 81](#) >

ID	Location	Name	Woodland Type
3	559m NW	Unknown	Ancient Replanted Woodland
5	690m NW	Unknown	Ancient & Semi-Natural Woodland
6	745m NW	Unknown	Ancient & Semi-Natural Woodland
7	788m NW	Unknown	Ancient & Semi-Natural Woodland
-	1364m SE	Nuttall Wood	Ancient & Semi-Natural Woodland
-	1515m S	Broad Hey Wood	Ancient & Semi-Natural Woodland
-	1680m S	Gollinrod Wood	Ancient & Semi-Natural Woodland
-	1805m S	Gollinrod Wood	Ancient & Semi-Natural Woodland
-	1990m N	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m**0**

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.



This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

3

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 81 >](#)

ID	Location	Name	Local Authority name
1	240m N	Merseyside and Greater Manchester	Bury
2	412m N	Merseyside and Greater Manchester	Rossendale
-	1451m NE	Merseyside and Greater Manchester	Rossendale

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

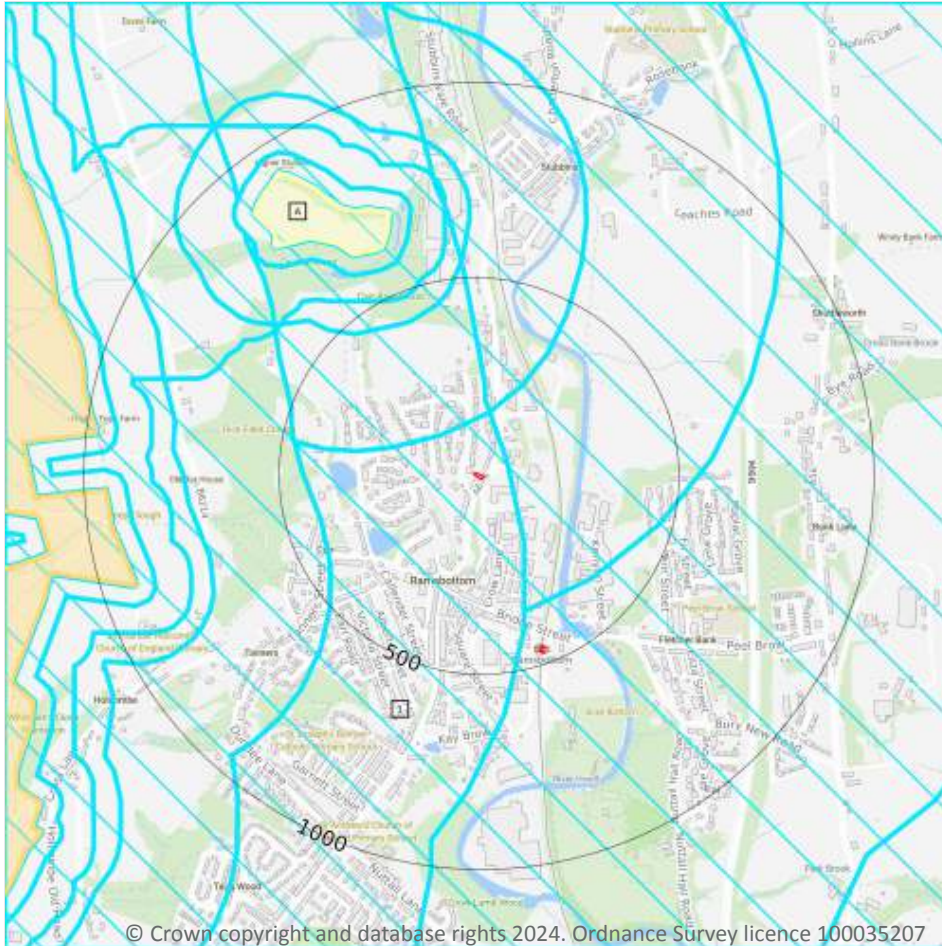
Records within 2000m**0**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 86](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2
----------------------	---

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 86 >](#)

ID: A
 Location: 624m NW
 SSSI name: Lower Red Lees Pasture
 Unit name: 1
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Juncus effusus/acutiflorus - Galium palustre rush pasture (M23)	Unfavourable - Recovering	26/08/2009
Lowland dry acid grassland (U4)	Unfavourable - Recovering	26/08/2009



Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG5)	Unfavourable - Recovering	26/08/2009

ID: 15
Location: 913m W
SSSI name: West Pennine Moors
Unit name: Unit 1
Broad habitat: Bogs - Upland
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Upland moorland without waterbodies and upland in-bye and allotment farmland	Favourable	31/08/2012
Blanket bog and valley bog (upland)	Unfavourable - No change	17/12/2013
Subalpine dwarf-shrub heath	Favourable	17/12/2013
Wet heath (upland)	Favourable	17/12/2013

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

3

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 89 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
A	242m S	Council Chambers	II	1067249	29/01/1985
A	245m S	K6 Kiosk Outside Civic Hall	II	1356842	01/12/1987
2	250m S	Christ Church Chapel	II	1163733	29/01/1985

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.5 Conservation Areas

Records within 250m

1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on [page 89](#) >

ID	Location	Name	District	Date of designation
1	118m S	Ramsbottom	Bury	1977

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 92](#) >

ID	Location	Classification	Description
1	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

5

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 94](#) >

ID	Location	Main Habitat	Other habitats
1	36m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	70m SW	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
3	110m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	182m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
6	242m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	1
----------------------------	----------

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

Features are displayed on the Habitat designations map on [page 94](#) >

ID	Location	Type	Habitat
5	221m NW	Network Enhancement Zone 2	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0
----------------------------	----------

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0
----------------------------	----------

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 96](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD71NE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

4

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

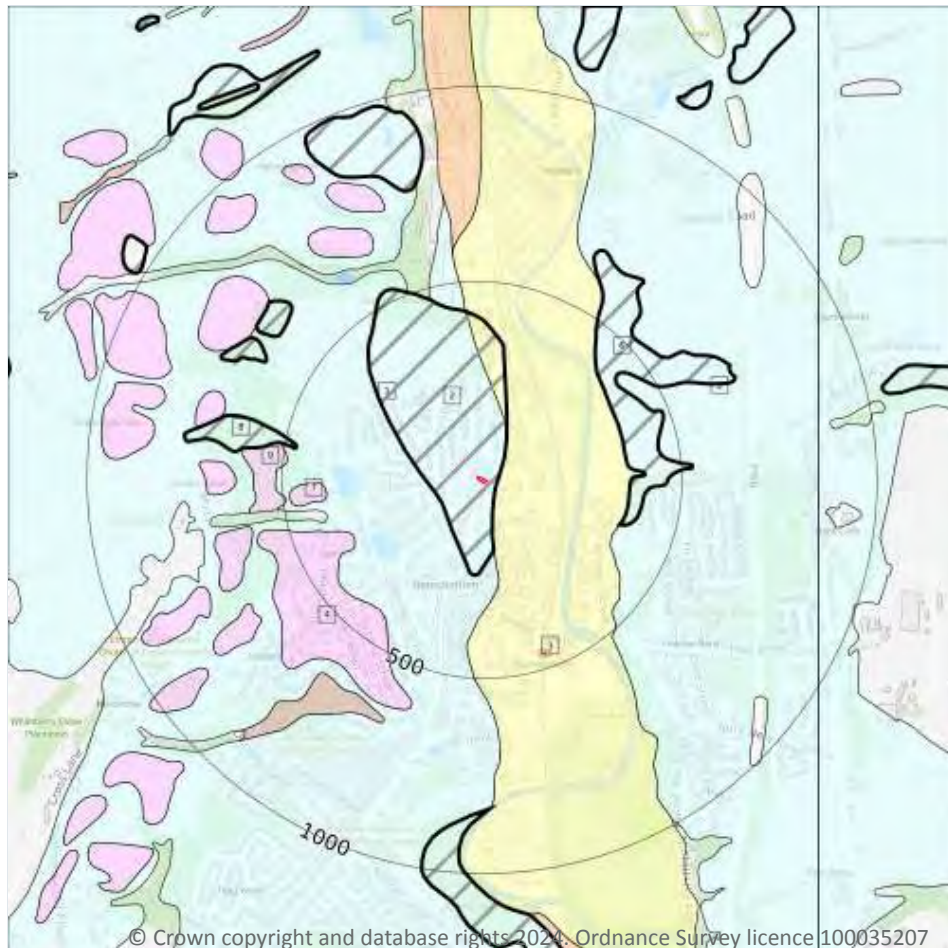
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 97](#) >

ID	Location	LEX Code	Description	Rock description
1	26m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	302m W	WGR-VOID	Worked Ground (Undivided)	Void
3	309m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	480m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— Site Outline
Search buffers in metres (m)
 Landslip (10k)
Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

6

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 99](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	26m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
4	350m SW	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	350m SE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
7	388m W	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
9	489m W	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

3

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

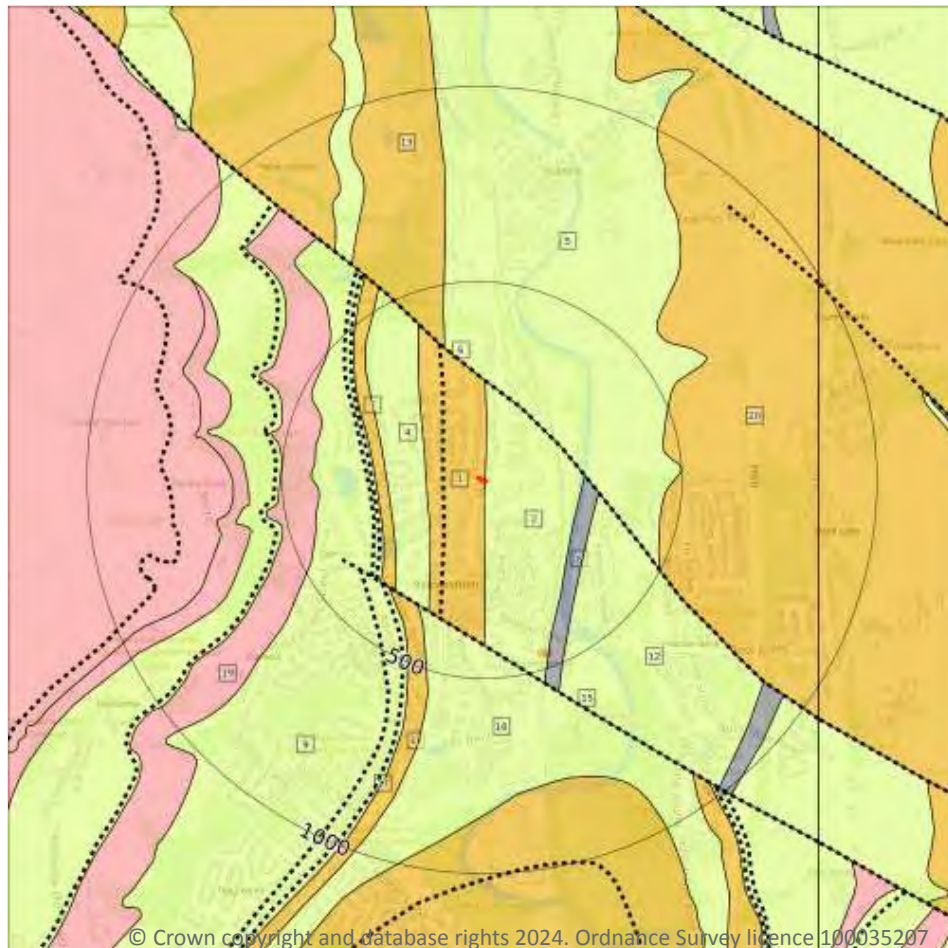
Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 99](#) >

ID	Location	LEX Code	Description	Rock description
2	On site	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry
6	358m E	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry
8	470m W	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

13

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 101](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	BBS-SDST	Brooksbottoms Grit - Sandstone	Marsdenian Sub-age
2	On site	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age
4	131m W	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age



ID	Location	LEX Code	Description	Rock age
5	195m NE	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age
7	229m W	HLBG-SDST	Holcombe Brook Grit - Sandstone	Marsdenian Sub-age
8	241m E	HZG-SDST	Hazel Greave Grit - Sandstone	Marsdenian Sub-age
9	258m W	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age
12	286m E	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age
13	341m N	FLB-SDST	Fletcher Bank Grit - Sandstone	Marsdenian Sub-age
14	354m SW	HLBG-SDST	Holcombe Brook Grit - Sandstone	Marsdenian Sub-age
16	355m SW	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age
19	407m W	LH-SDST	Lower Haslingden Flags - Sandstone	Yeadonian Sub-age
20	453m E	FLB-SDST	Fletcher Bank Grit - Sandstone	Marsdenian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

7

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 101](#) >

ID	Location	Category	Description
3	87m W	ROCK	Coal seam, inferred
6	195m NE	FAULT	Normal fault, inferred
10	267m W	ROCK	Coal seam, inferred
11	276m W	FOSSIL_HORIZON	Fossil horizon, marine band
15	354m SW	FAULT	Normal fault, inferred
17	362m SW	ROCK	Coal seam, inferred
18	380m SW	FOSSIL_HORIZON	Fossil horizon, marine band

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

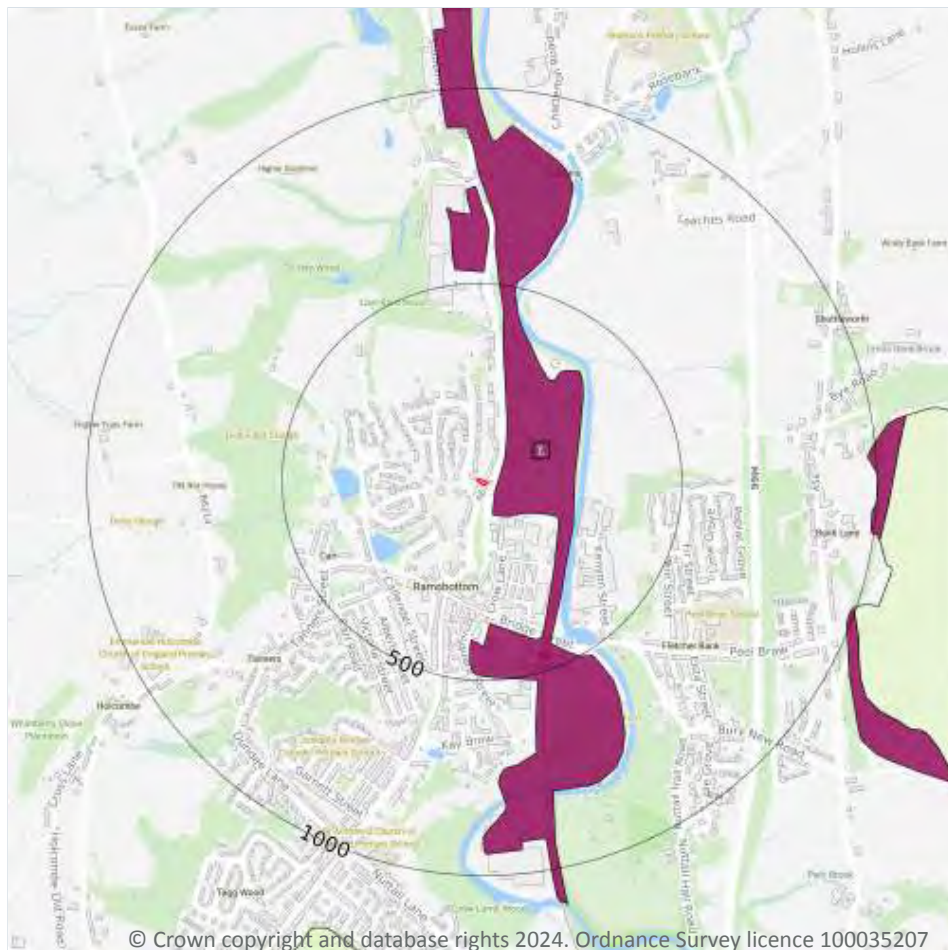
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 103](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW076_rochdale_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 104](#) >

ID	Location	LEX Code	Description	Rock description
1	26m E	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

1

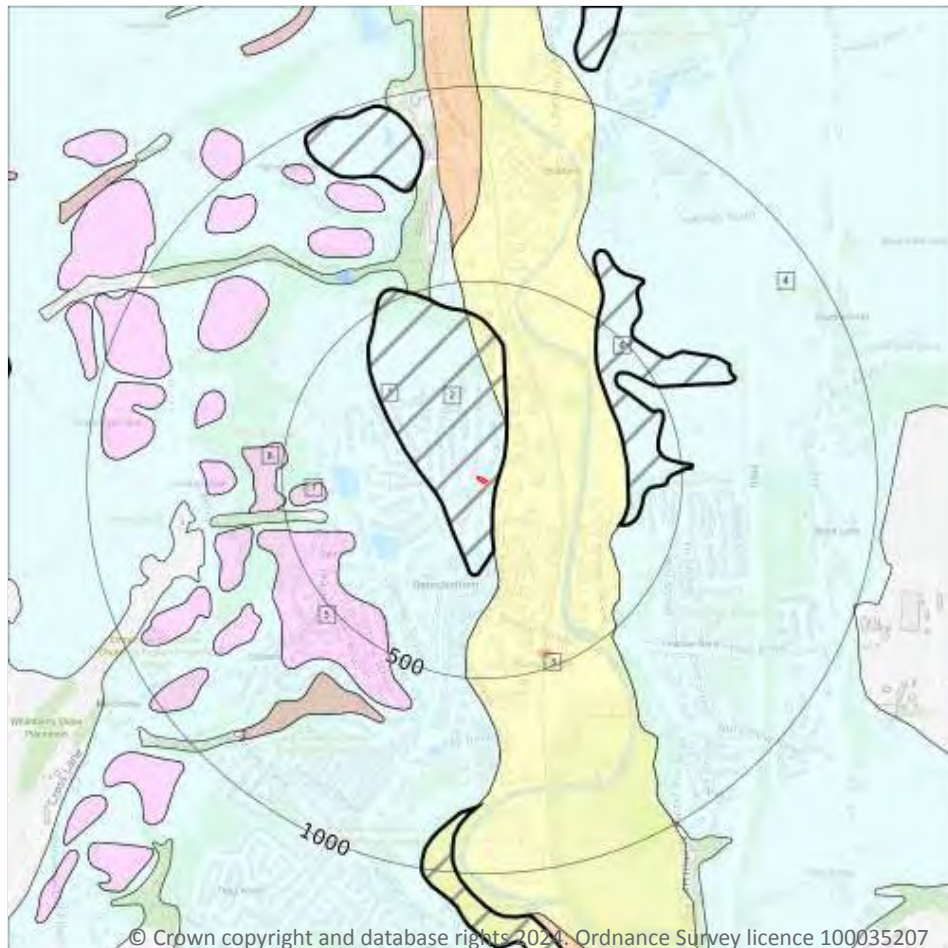
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
26m E	Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

6

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 106](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON
3	26m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	350m SE	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON



ID	Location	LEX Code	Description	Rock description
5	350m SW	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
7	387m W	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
8	489m W	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low
26m E	Intergranular	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	2
----------------------------	----------

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 106 >](#)

ID	Location	LEX Code	Description	Rock description
2	On site	SLIP-UNKNOWN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY
6	359m E	SLIP-UNKNOWN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

1

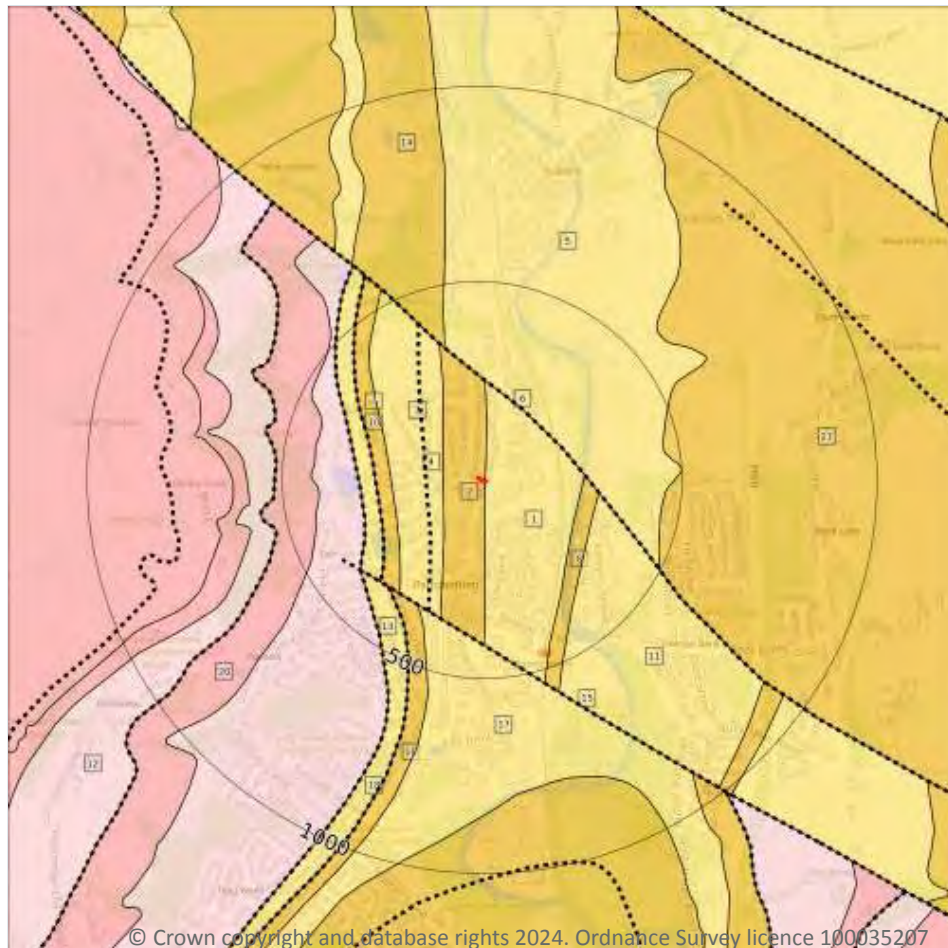
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

Flow type	Maximum permeability	Minimum permeability
Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

15

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 109 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
2	On site	BBS-SDST	BROOKSBOTTOMS GRIT - SANDSTONE	NAMURIAN
3	88m W	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN

ID	Location	LEX Code	Description	Rock age
5	195m NE	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
7	219m W	HLBG-SDST	HOLCOMBE BROOK GRIT - SANDSTONE	NAMURIAN
8	241m E	GSYG-SDST	GUISELEY GRIT - SANDSTONE	NAMURIAN
9	258m W	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
11	286m E	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
12	300m W	ROSSE-MDSI	ROSSENDALE FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
14	341m N	FLB-SDST	FLETCHER BANK GRIT - SANDSTONE	NAMURIAN
16	355m SW	HLBG-SDST	HOLCOMBE BROOK GRIT - SANDSTONE	NAMURIAN
17	355m SW	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
18	359m SW	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
20	407m W	LH-SDST	LOWER HASLINGDEN FLAGS - SANDSTONE	NAMURIAN
21	453m E	FLB-SDST	FLETCHER BANK GRIT - SANDSTONE	NAMURIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Low
On site	Fracture	High	Moderate

This data is sourced from the British Geological Survey.



15.10 Bedrock faults and other linear features (50k)

Records within 500m

6

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

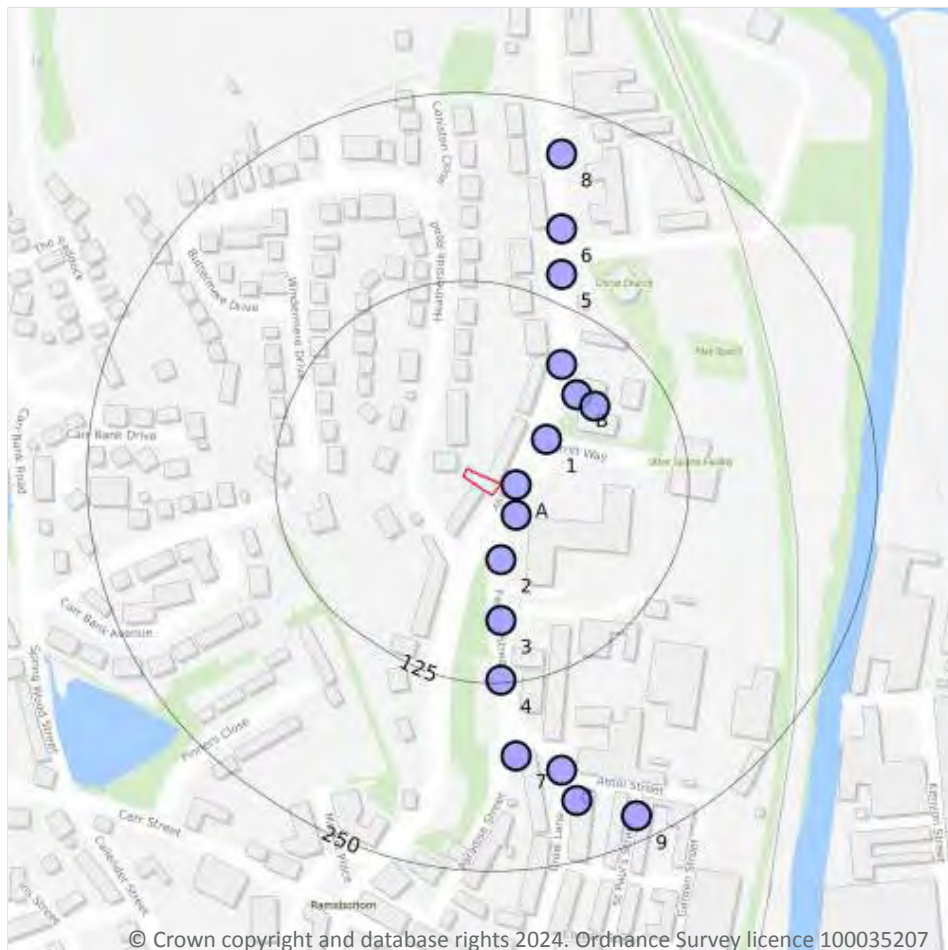
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 109](#) >

ID	Location	Category	Description
4	131m W	ROCK	Coal seam, inferred
6	195m NE	FAULT	Fault, inferred, displacement unknown
10	258m W	ROCK	Coal seam, inferred
13	300m W	FOSSIL_HORIZON	Marine band
15	354m SW	FAULT	Fault, inferred
19	359m SW	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

16

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 112](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	10m E	379160 417250	STUBBINS LANE BURY 13	9.1	N	22605 ↗
A	20m SE	379160 417230	STUBBINS LANE BURY 12	8.0	N	22604 ↗
1	42m NE	379180 417280	STUBBINS LANE BURY 14	8.0	N	22606 ↗

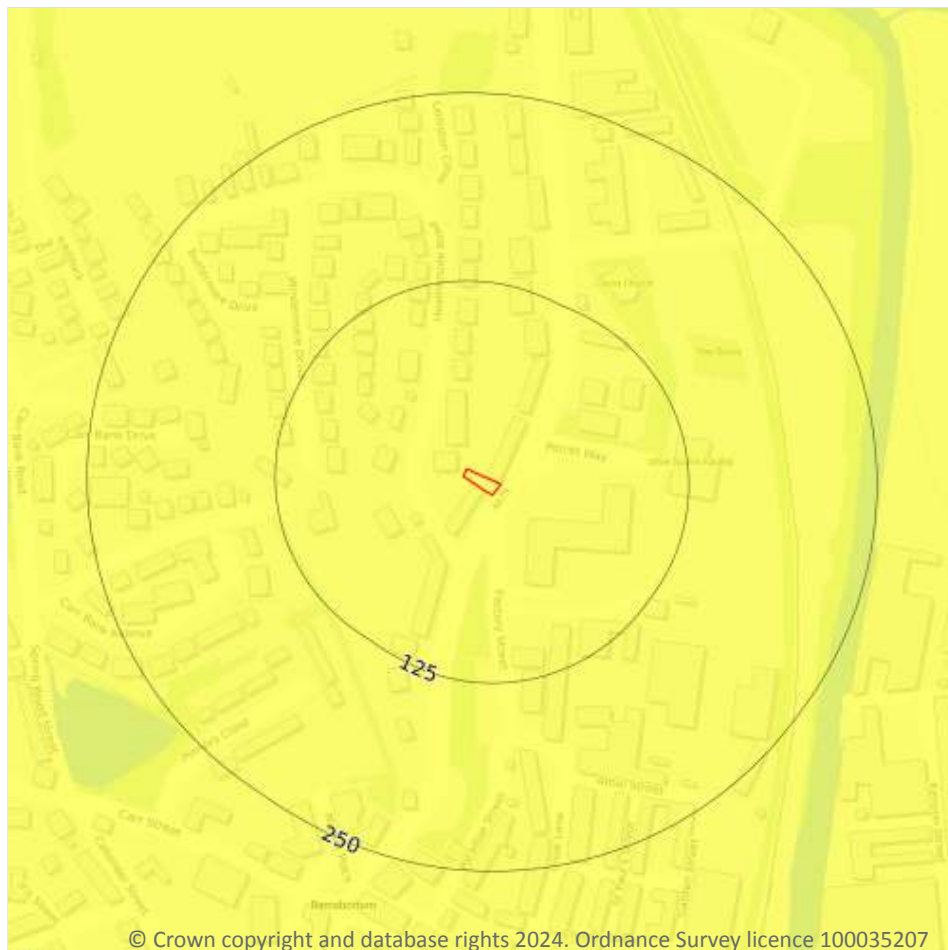


ID	Location	Grid reference	Name	Length	Confidential	Web link
2	44m S	379150 417200	STUBBINS LANE BURY 11	8.0	N	22603 ↗
B	78m NE	379200 417310	STUBBINS LANE BURY 15	8.1	N	22607 ↗
B	81m NE	379212 417302	STUBBINS LANE, RAMSBOTTOM 1	10.0	N	18270632 ↗
3	83m S	379150 417160	STUBBINS LANE BURY 10	8.0	N	22602 ↗
B	89m NE	379190 417330	STUBBINS LANE BURY 16	7.1	N	22608 ↗
4	123m S	379150 417120	STUBBINS LANE BURY 9	6.0	N	22601 ↗
5	144m N	379190 417390	STUBBINS LANE BURY 17	7.1	N	22609 ↗
6	172m N	379190 417420	STUBBINS LANE BURY 18	6.1	N	22610 ↗
7	174m S	379160 417070	STUBBINS LANE BURY 8	4.0	N	22600 ↗
C	189m S	379190 417060	STUBBINS LANE BURY 7	4.0	N	22599 ↗
C	211m S	379200 417040	STUBBINS LANE BURY 6	4.0	N	22598 ↗
8	219m N	379190 417470	STUBBINS LANE BURY 19	6.2	N	22611 ↗
9	234m SE	379240 417030	STUBBINS LANE BURY 5	4.5	N	22597 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

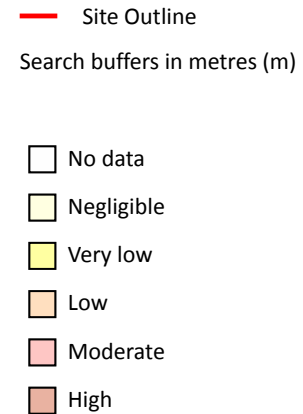
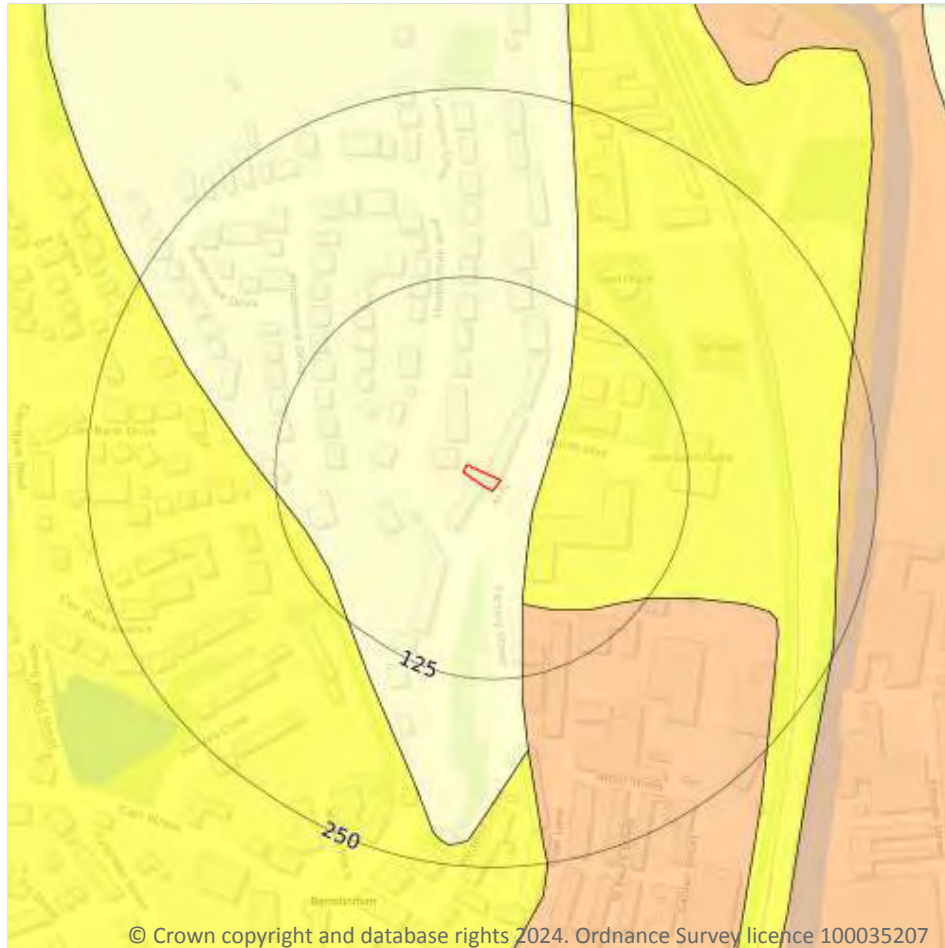
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 114](#) >

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 115 >](#)

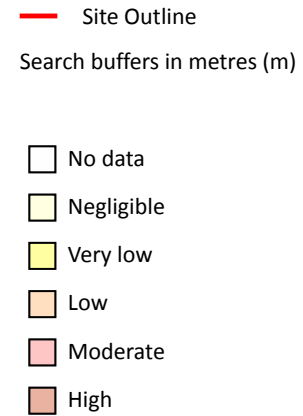
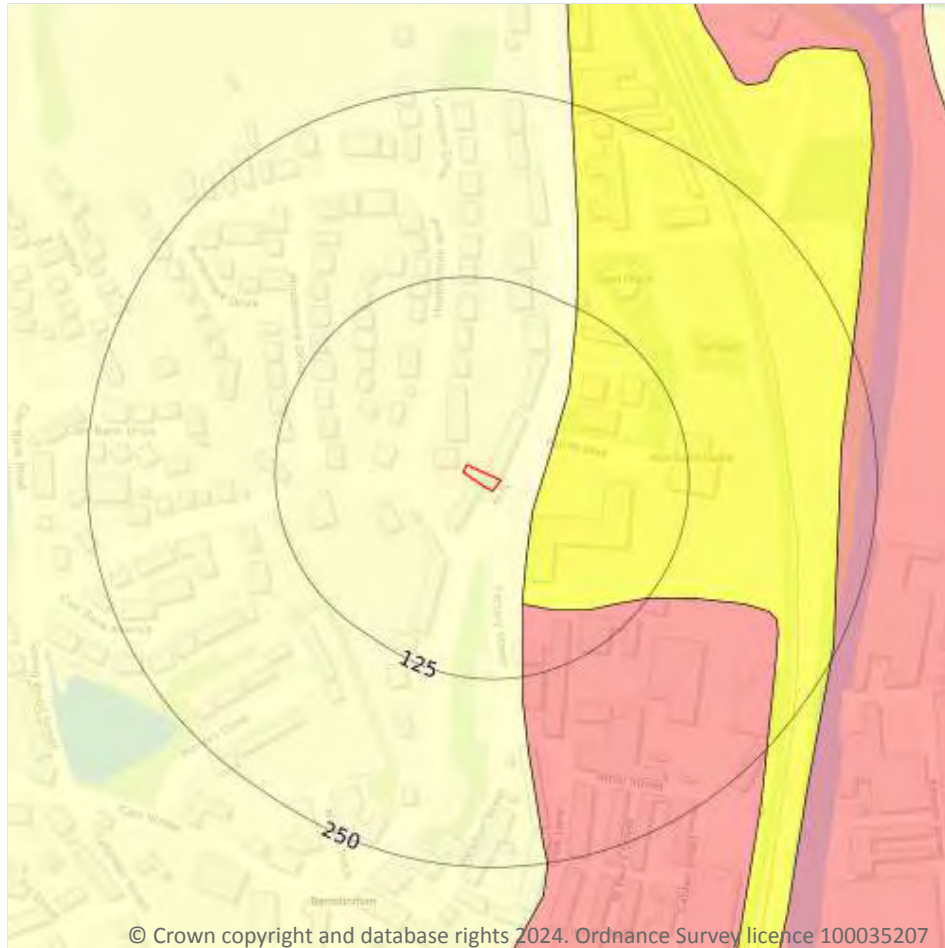
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
26m E	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

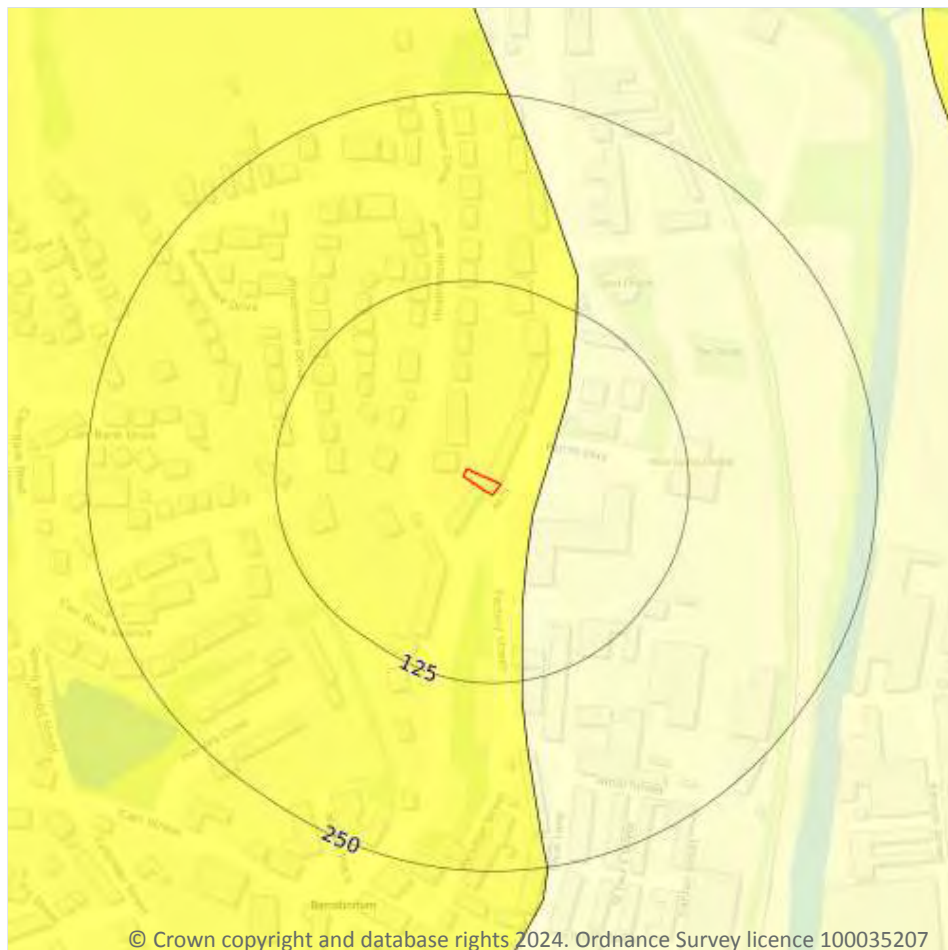
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 117 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
26m E	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

2

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

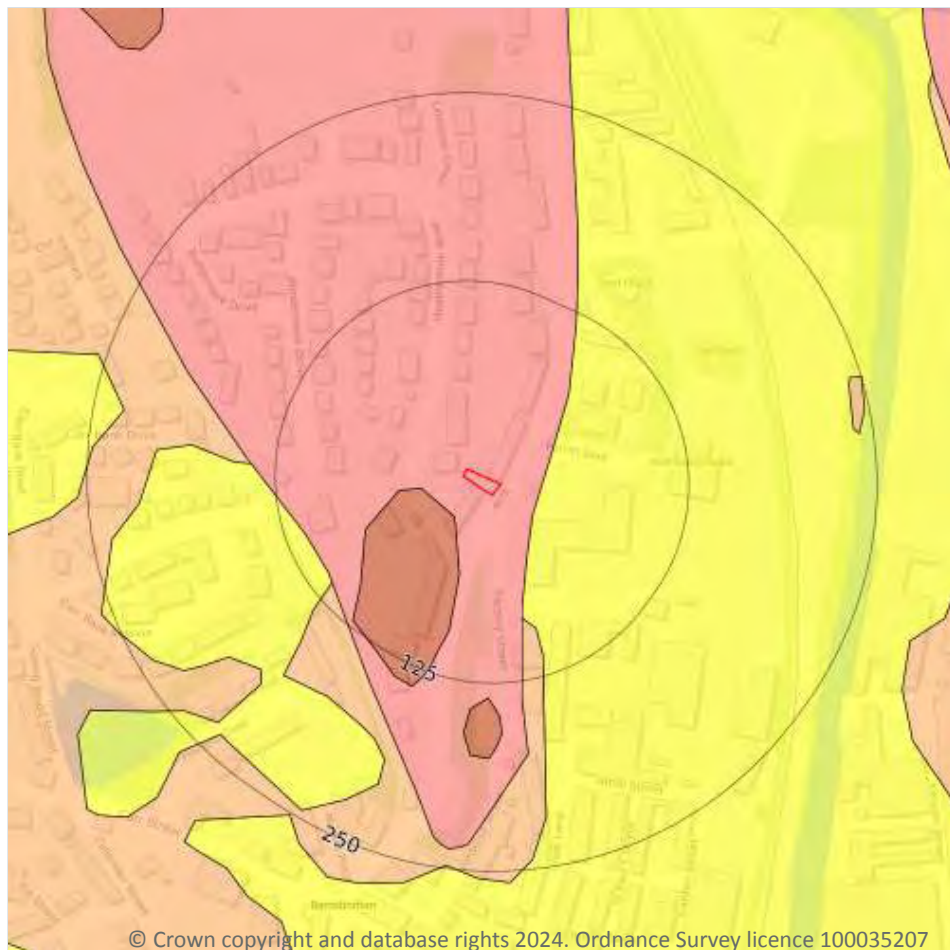
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 119 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
26m E	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

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17.5 Landslides

Records within 50m

3

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 120](#) >

Location	Hazard rating	Details
On site	Moderate	Slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.

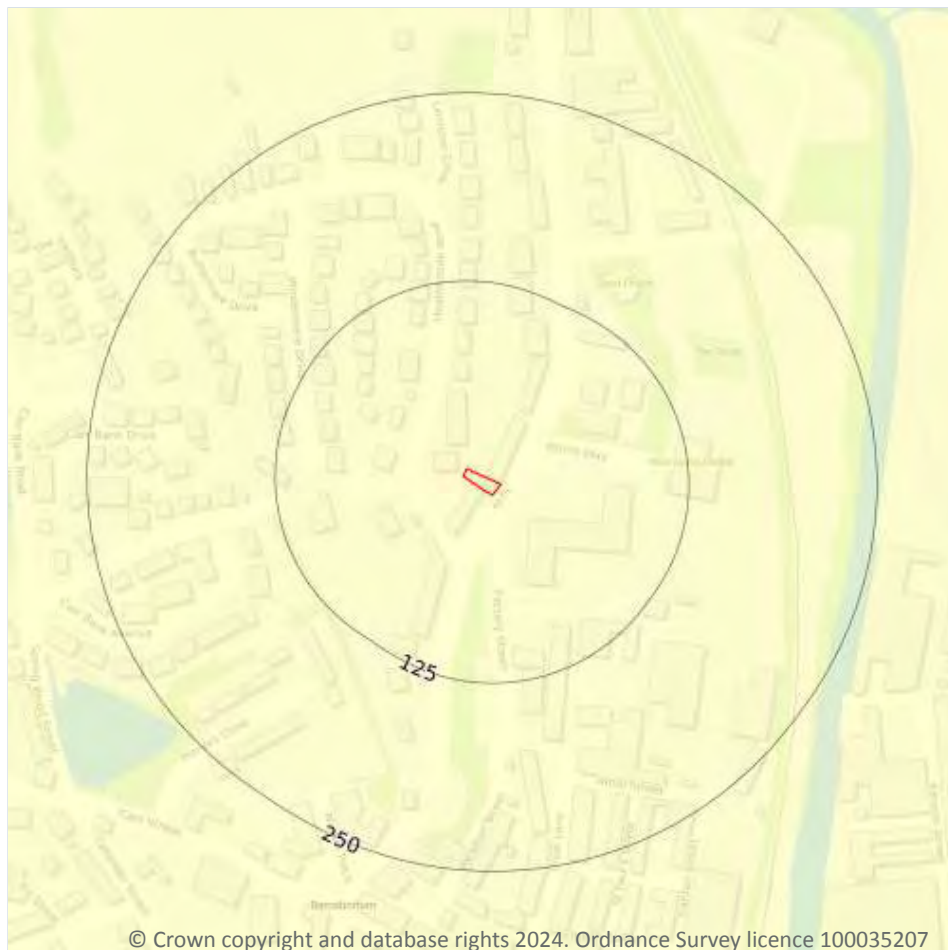


Location	Hazard rating	Details
24m SW	High	Slope instability problems almost certainly present and may be active. Significant constraint on land use.
26m E	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

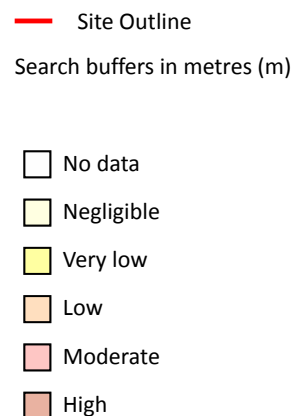
This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

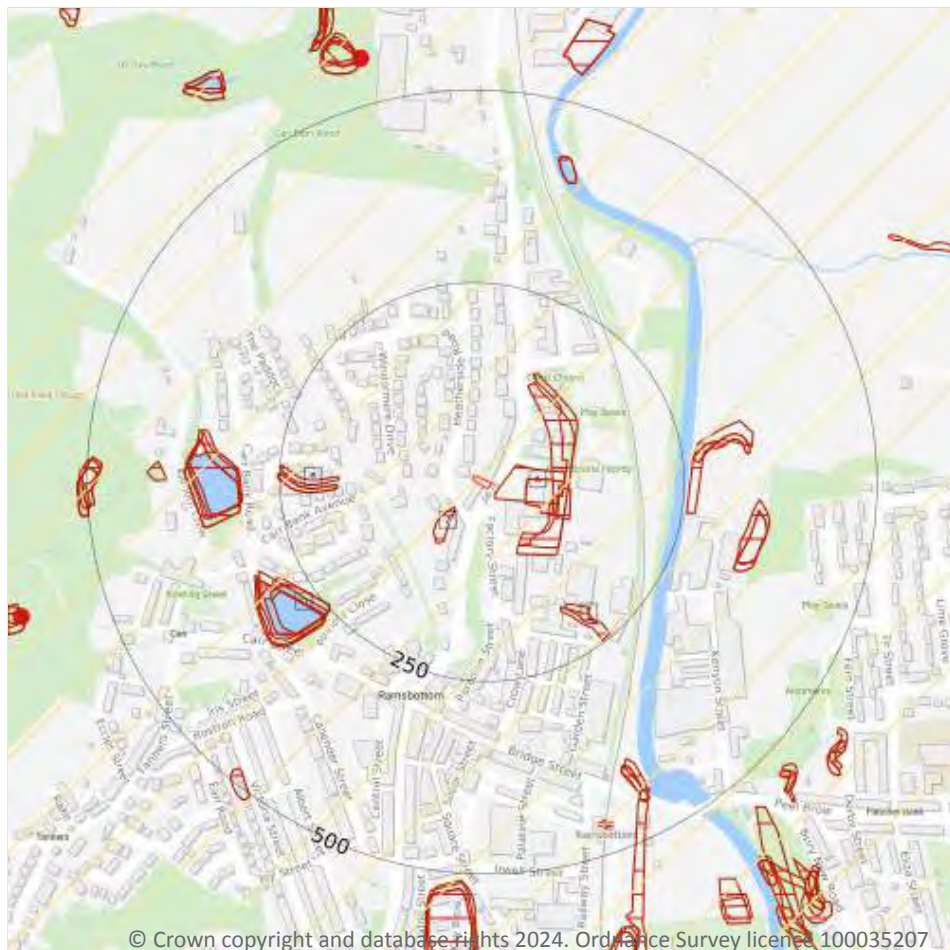
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 122](#) >

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

16

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 124 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	12m E	Refuse Destructor	1955	1:10560
2	43m SW	Unspecified Ground Workings	1891	1:10560
A	45m E	Refuse Destructor	1948	1:10560
A	45m E	Refuse Destructor	1927	1:10560
A	73m SE	Pond	1955	1:10560
A	79m E	Pond	1891	1:10560
A	89m E	Pool	1980	1:10000
B	173m W	Pond	1955	1:10560
B	176m W	Pond	1948	1:10560
B	176m W	Pond	1927	1:10560
B	176m W	Pond	1908	1:10560
B	176m W	Pond	1891	1:10560
C	181m SE	Pond	1955	1:10560
C	181m SE	Pond	1968	1:10560
D	247m SW	Pond	1980	1:10000
D	247m SW	Pond	1968	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

2

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 124 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	850m E	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

1

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
302m W	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.



18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**1**

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.16 Clay mining

Records on site

0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

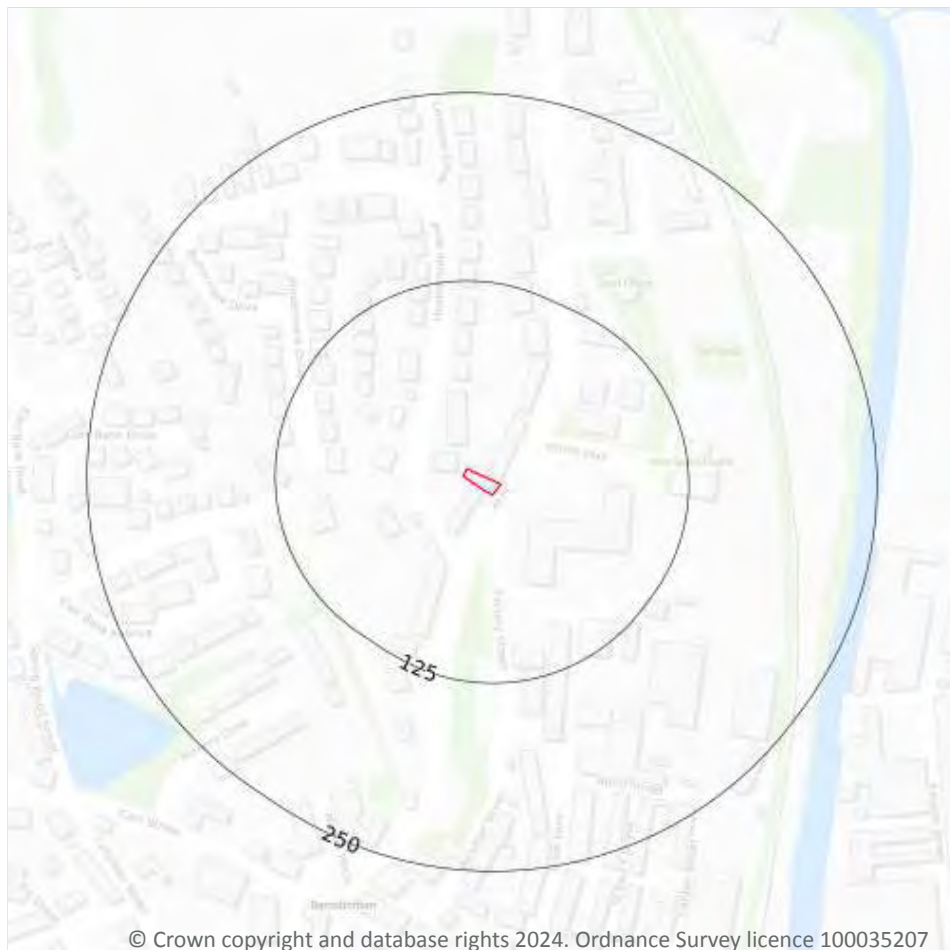
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

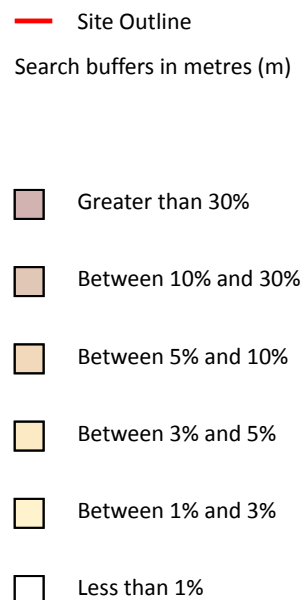
This data is sourced from the British Geological Survey.



20 Radon



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20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 132](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
3m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

18

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 135 >](#)

Location	Land Use	Year of mapping	Mapping scale
99m E	Railway Sidings	1968	10560
99m E	Railway Sidings	1955	10560
104m E	Railway Sidings	1948	10560
104m E	Railway Sidings	1927	10560
104m E	Railway Sidings	1908	10560
104m E	Railway Sidings	1891	10560
109m E	Railway Sidings	1891	2500
110m E	Railway Sidings	1910	2500
110m E	Railway Sidings	1929	2500
112m E	Railway Sidings	1938	2500
144m E	Railway Sidings	1963	2500
200m E	Railway Sidings	1948	10560
200m E	Railway Sidings	1927	10560
200m E	Railway Sidings	1908	10560
200m E	Railway Sidings	1891	10560
235m SE	Railway Sidings	1996	1250
235m SE	Railway Sidings	1992	1250



Location	Land Use	Year of mapping	Mapping scale
235m SE	Railway Sidings	1994	1250

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0
----------------------------	----------

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0
----------------------------	----------

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	10
----------------------------	-----------

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on [page 135 >](#)

Location	Name	Type
190m E	Not given	Single Track
192m E	East Lancashire Railway	rail
193m E	Not given	Preserved
198m E		rail
199m E	Not given	Preserved
200m E	Not given	Single Track
201m E		rail
202m E	Not given	Preserved



Location	Name	Type
228m NE	Not given	Single Track
229m SE	Not given	Single Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m 0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m 0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m 0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



COAL AUTHORITY MINING REPORT

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By

David Bellis
CONSULTING SURVEYORS

Regulated Coal Mining Search Report

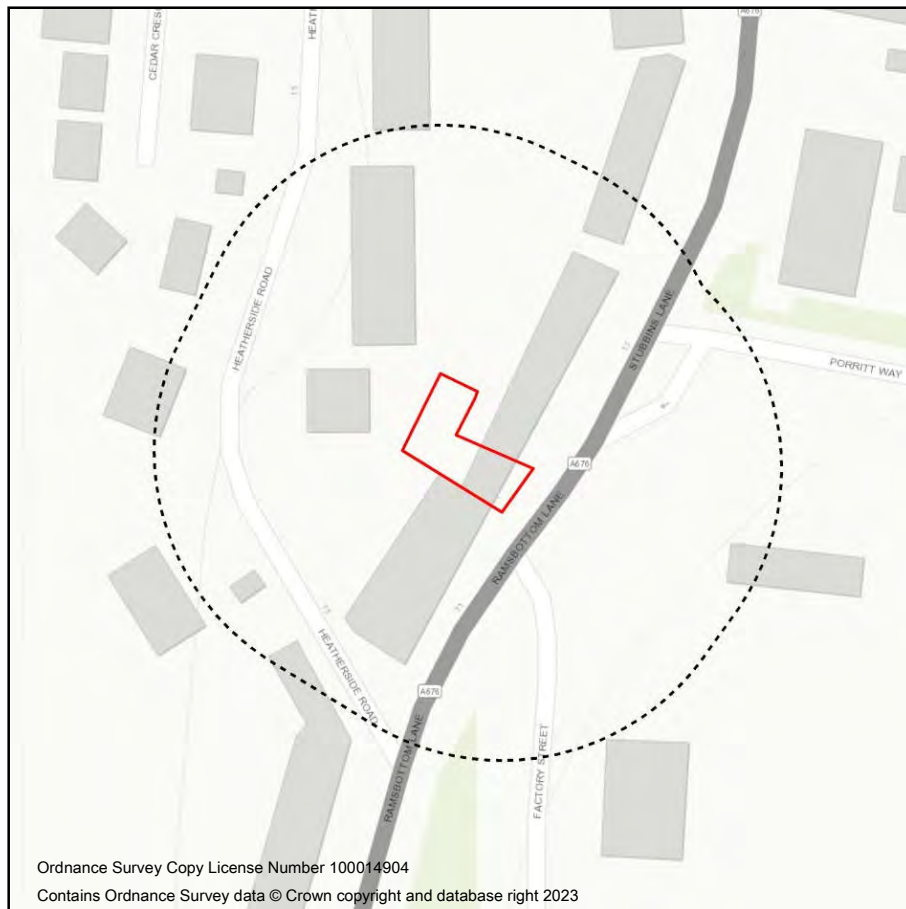
Incorporating Cheshire Brine Screening



SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: Land adjoining, 5 Stubbins Lane, Ramsbottom, BL0 0PU

SEARCH NUMBER: 454661

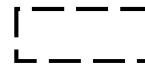


KEY

Property Boundary



50m property boundary buffer



Coal mining subsidence claims within 50m (section 7)



Mine entries within 20m (section 5)

Adits



Shafts



Symbols are indicative only and are not drawn to scale.

World Topographic Map - Sources: Esri, HERE, Garmin, Intermap, Increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

This plan shows the location of the subject property and where relevant the location of mine entries and subsidence claims referred to in the attached CoalSearchPlus+ regulated coal mining search report. The plan must be viewed in conjunction with the detailed findings in the attached report. A coal mining risk rating, including recommended further action where appropriate, is given at the conclusion of the report. (section 8)

This plan shows reportable features relevant to the property only. Additional relevant coal mining aspects are reported upon within the report. The report and content of this plan are specific to the property under consideration. The report contents should not be used in relation to other property in the area.

Mine entries are reported if they are located within the property boundary or within 20m of it. (see report section 5 for detail)

Coal mining subsidence claims, made since 31st October 1994 and recorded by The Coal Authority, are reported for the subject property or property located within 50m of its boundary. Records of claims prior to this date are not normally retained by The Coal Authority and will not be reported. (see report section 7 for details)

Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including from disused coal mine entries.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused shafts and adits). The emergency telephone number at all times is (01623) 646333. If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

* Note The Coal Mining Subsidence Act 1991 does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester

Serial Number 454661

Client detail :

Legal Brokers Ltd
The Old Police Station
1 Turton Road
Tottington
Lancashire
BL8 4AW

CoalSearchPlus+ by David Bellis Consulting
Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Land adjoining
5 Stubbins Lane
Ramsbottom
BL0 0PU

Your ref :**Purchaser :****Vendor :**

In accordance with your instructions received 06 Mar 2023 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING** : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings.

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING** : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. UNDERLYING GEOLOGY :

The property is situated in an area of boulder clay over sandstones, siltstones and mudstones over coal measures.

4. OPENCAST COAL MINING :

Serial Number 454661

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. MINE ENTRIES, MINE GAS, SURFACE HAZARDS AND ADDITIONAL INFORMATION :

The Coal Authority licensed Mine Entry dataset shows no evidence of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the Property.

The Coal Authority licensed Mine Gas dataset shows no record of mine gas emissions within the property or the property boundary requiring action.

The Coal Authority licensed Coal Mining Related Hazards dataset shows that the property has not been subject to remedial works by the Coal Authority, or its representatives, under the Coal Authority Emergency Surface Hazard Call Out Procedures.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Coal Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which records are held by the Coal Authority.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

In our opinion it is unlikely that coal will be worked in the foreseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Normal mining risk -

Serial Number 454661

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information.

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Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings,

A statement of shallow depth generally indicates records show that coal has been mined within 30m of the surface. In some circumstances coal classified as shallow may extend up to a depth of 50m.

A statement of moderate depth indicates records show that coal has been mined at between 30m and 500m depth.

A statement of 'at depth' indicates records show that coal has been mined at depths of over 500m.

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Mine Entries, Mine Gas, Surface Hazards and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant.

It will be reported if mine gas emissions relating to the property are recorded by The Coal Authority.

It will be reported if The Coal Authority has carried out work in relation to the property after a report of an alleged coal mining related hazard under the Coal Authority's Emergency Hazard Call Out procedures.

Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – report if The Coal Authority licensed Claim Dataset shows record of a coal mining subsidence claim having been reported on the subject property or any other property within 50m of the boundary of the subject property since 31st October 1994. Where available claim detail information will be given for claims on the subject property only.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearch.plus.com

Complaints Procedure

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearch.plus.com

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If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306, Website: www.tpos.co.uk, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Date : 06 Mar 2023

Signed :



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Serial Number 454661**Important Consumer Protection Information**

This search has been produced by David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearch.plus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

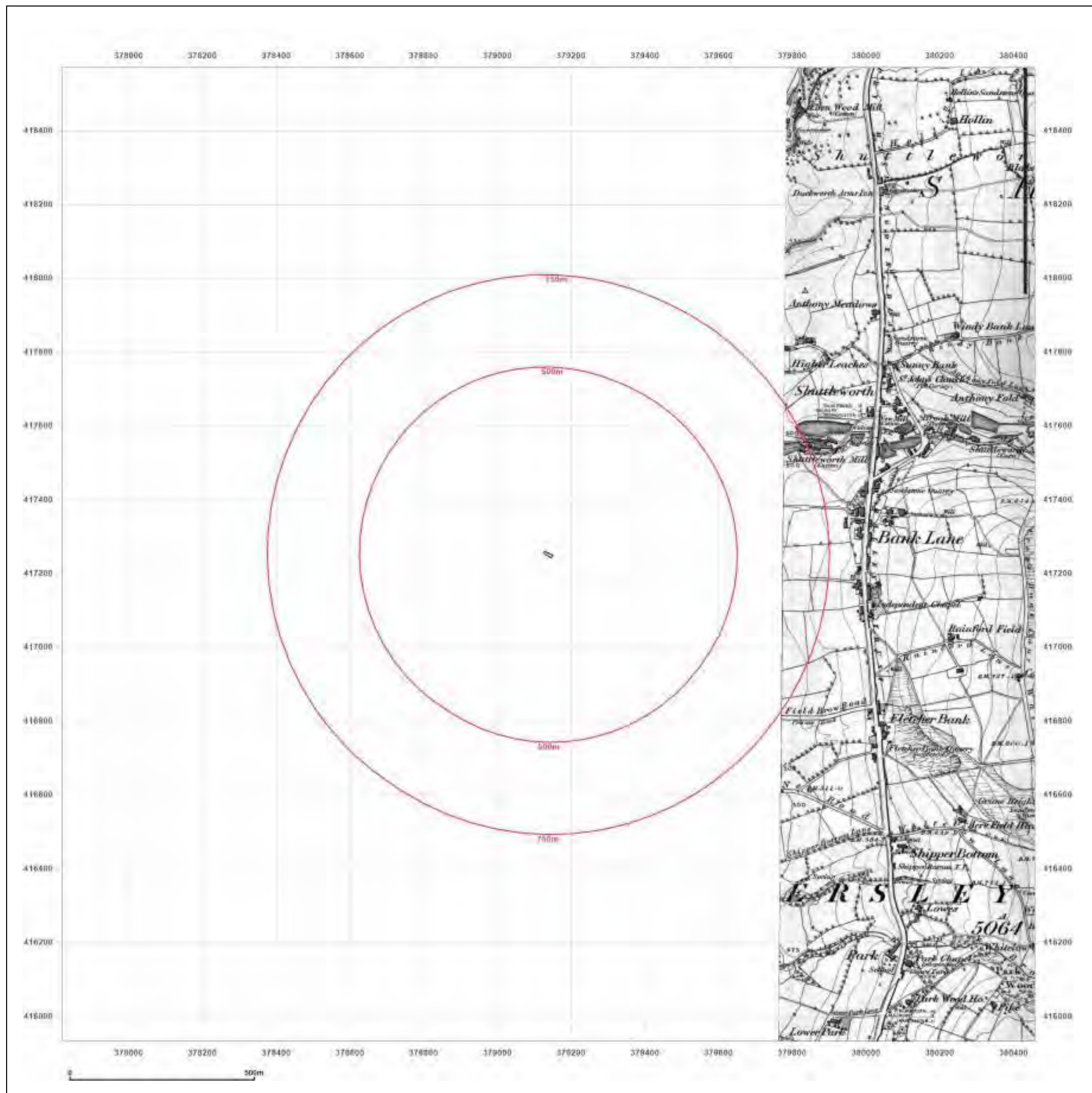
Serial Number 454661**David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

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24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower. The full extent of the CoalSearchPlus+ Professional Indemnity Insurance is £2 million. David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ will assume that the value of the property being reported upon does not exceed £2 million at the time the order is placed. It is the responsibility of The Applicant to inform David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ if the value of the property being reported upon is greater than £2 million. Professional Indemnity Insurance is provided to David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ by QBE UK Ltd.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

SMALL SCALE SURVEY PLANS



Site Details:

Land adjacent to 5 Stubbins
Lane, Ramsbottom, Greater
Manchester, BL0 0PU

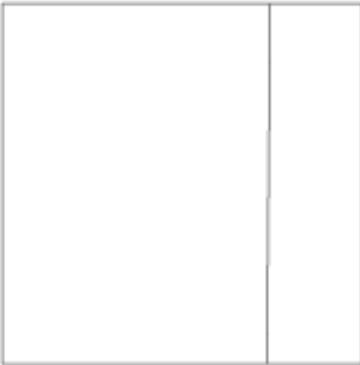
Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1851

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1848
Revised N/A
Edition 1851
Copyright N/A
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Production date: 29 October 2024

Map legend available at:
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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1891
Edition N/A
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Surveyed 1891
Revised 1891
Edition N/A
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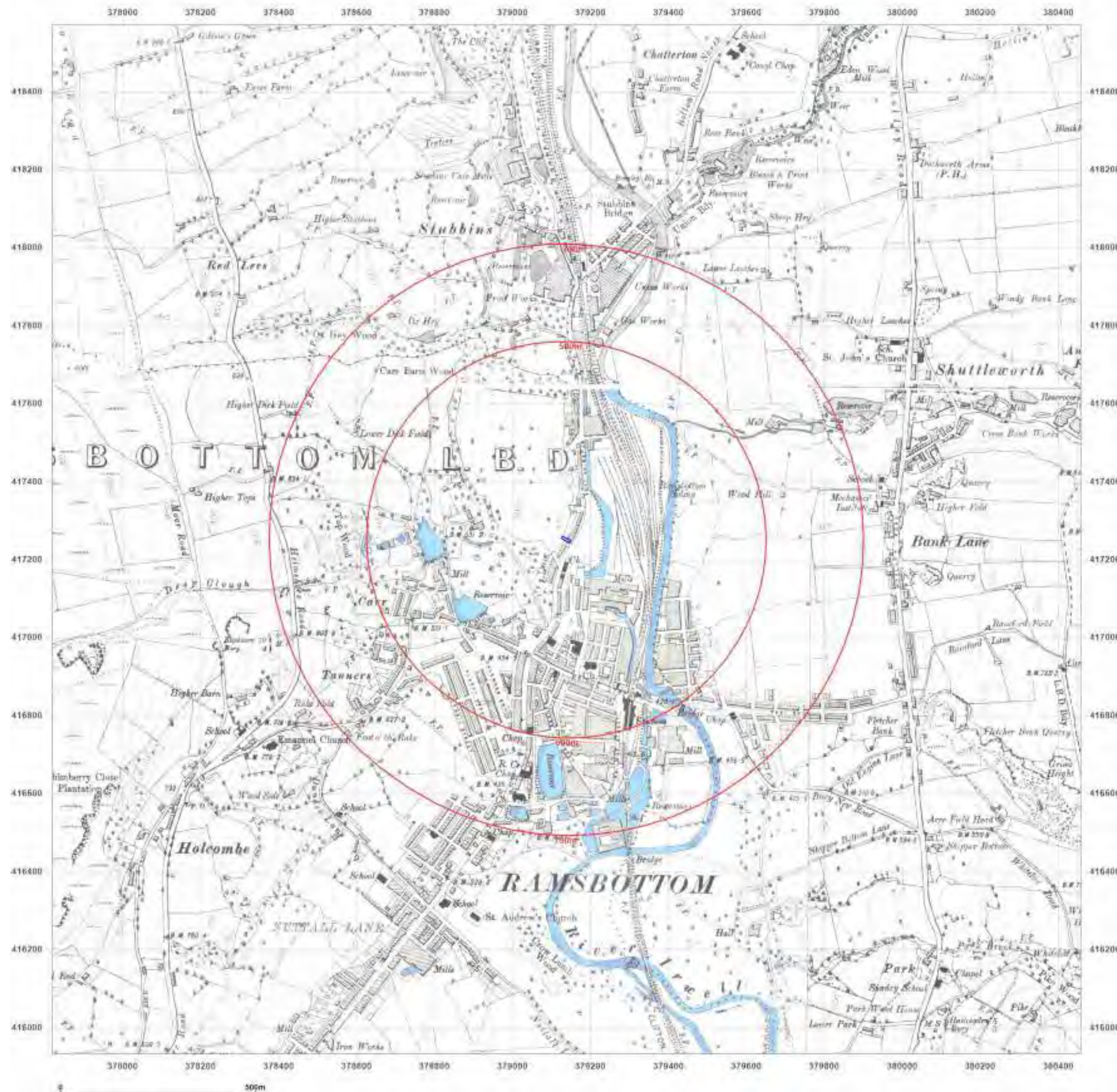


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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847
Revised 1908
Edition N/A
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Surveyed 1848
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

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Surveyed 1848
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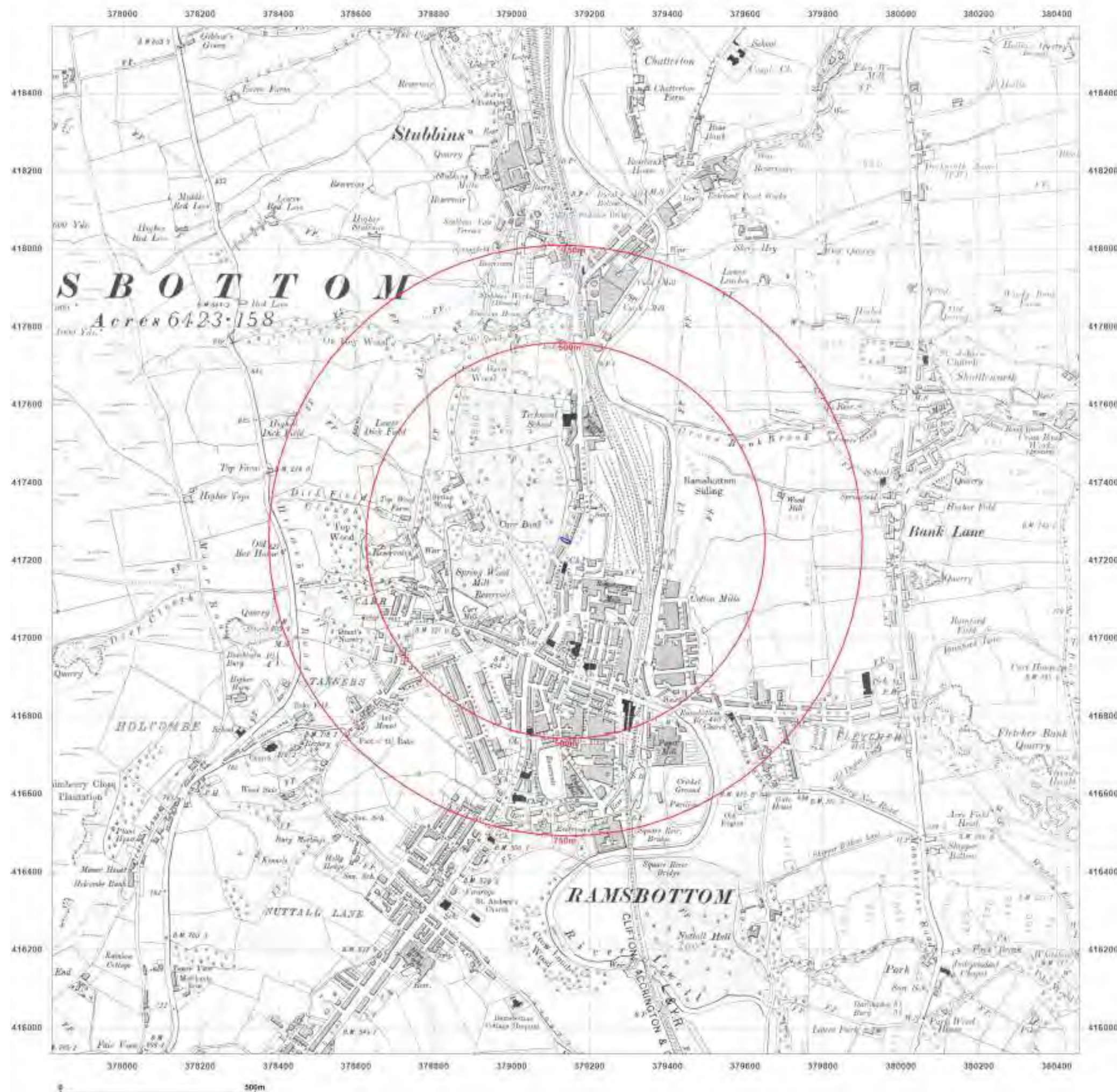


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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1927-1928

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847
Revised 1927
Edition N/A
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Surveyed 1848
Revised 1927
Edition N/A
Copyright N/A
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Surveyed 1848
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Surveyed 1848
Revised 1928
Edition N/A
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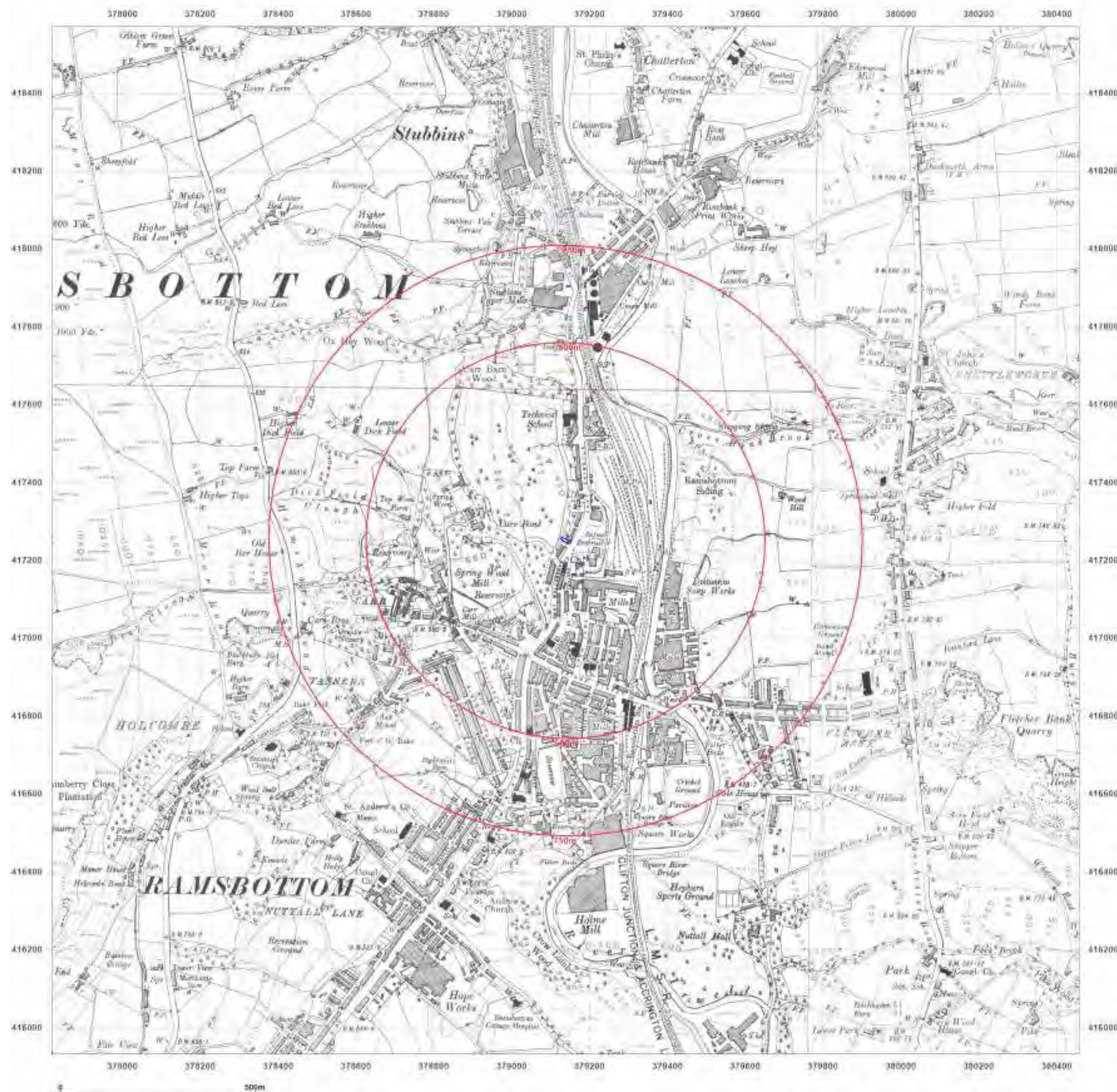


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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1938

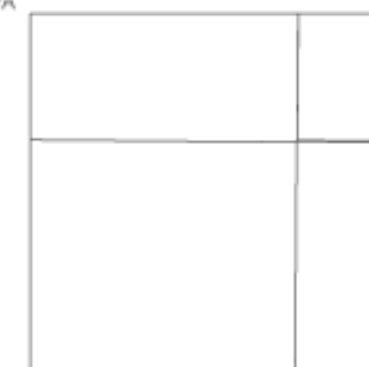
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1938
Edition N/A
Copyright N/A
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Surveyed 1848
Revised 1938
Edition N/A
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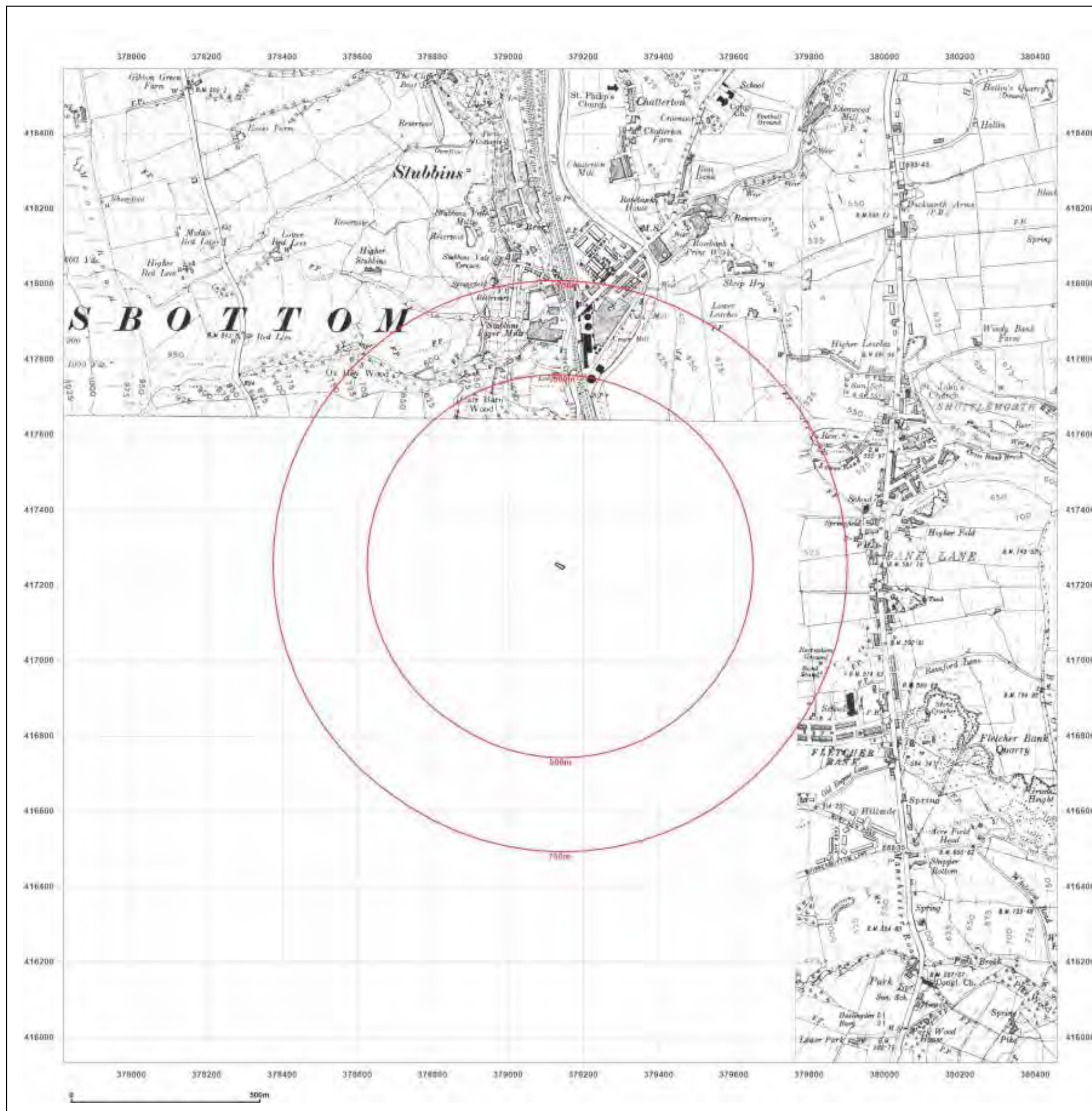


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Site Details:

Land adjacent to 5 Stubbins
Lane, Ramsbottom, Greater
Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1948
Revised 1948
Edition N/A
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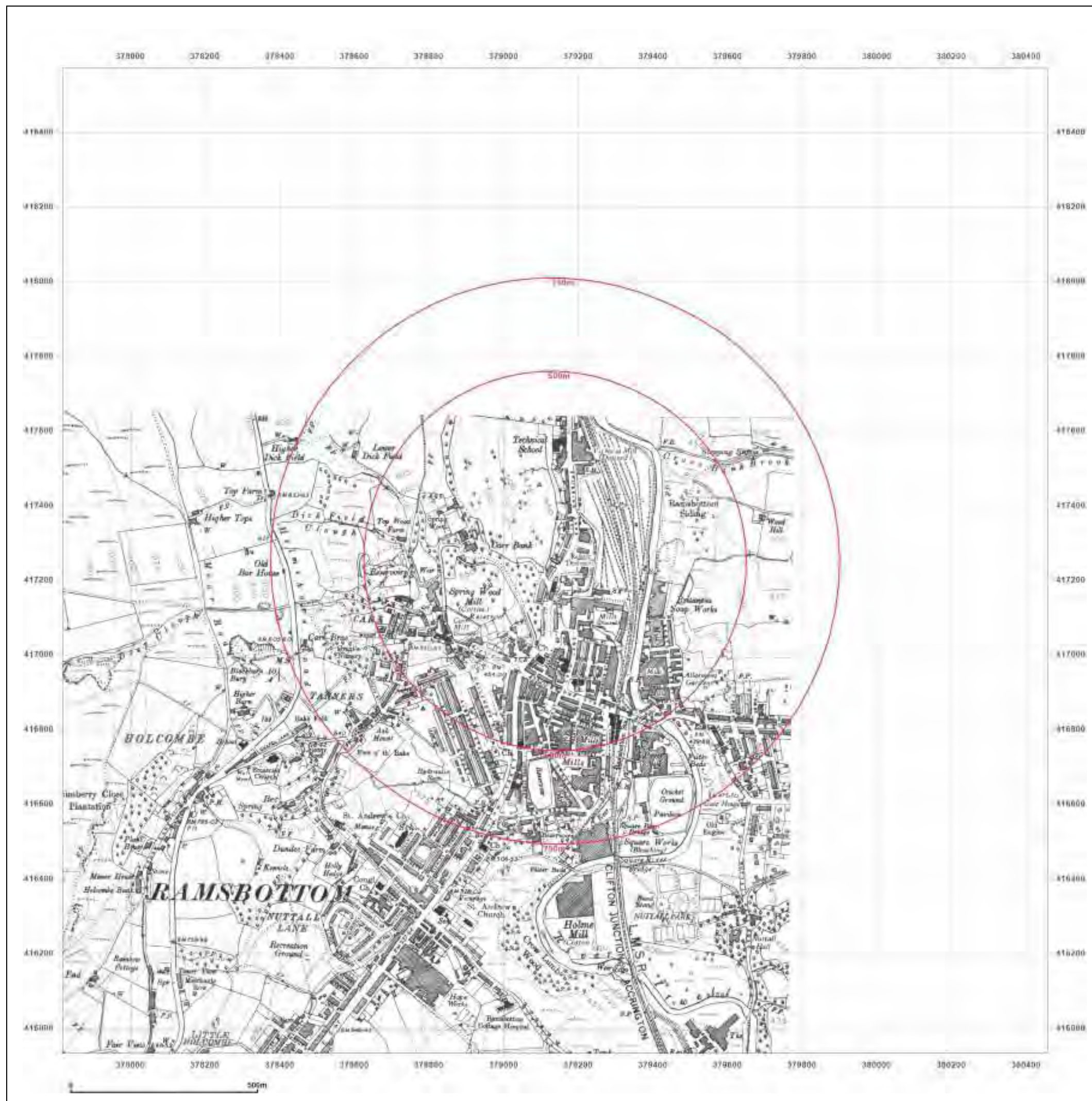


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Site Details:

Land adjacent to 5 Stubbins
Lane, Ramsbottom, Greater
Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1949
Revised 1949
Edition N/A
Copyright 1955
Levelled N/A



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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
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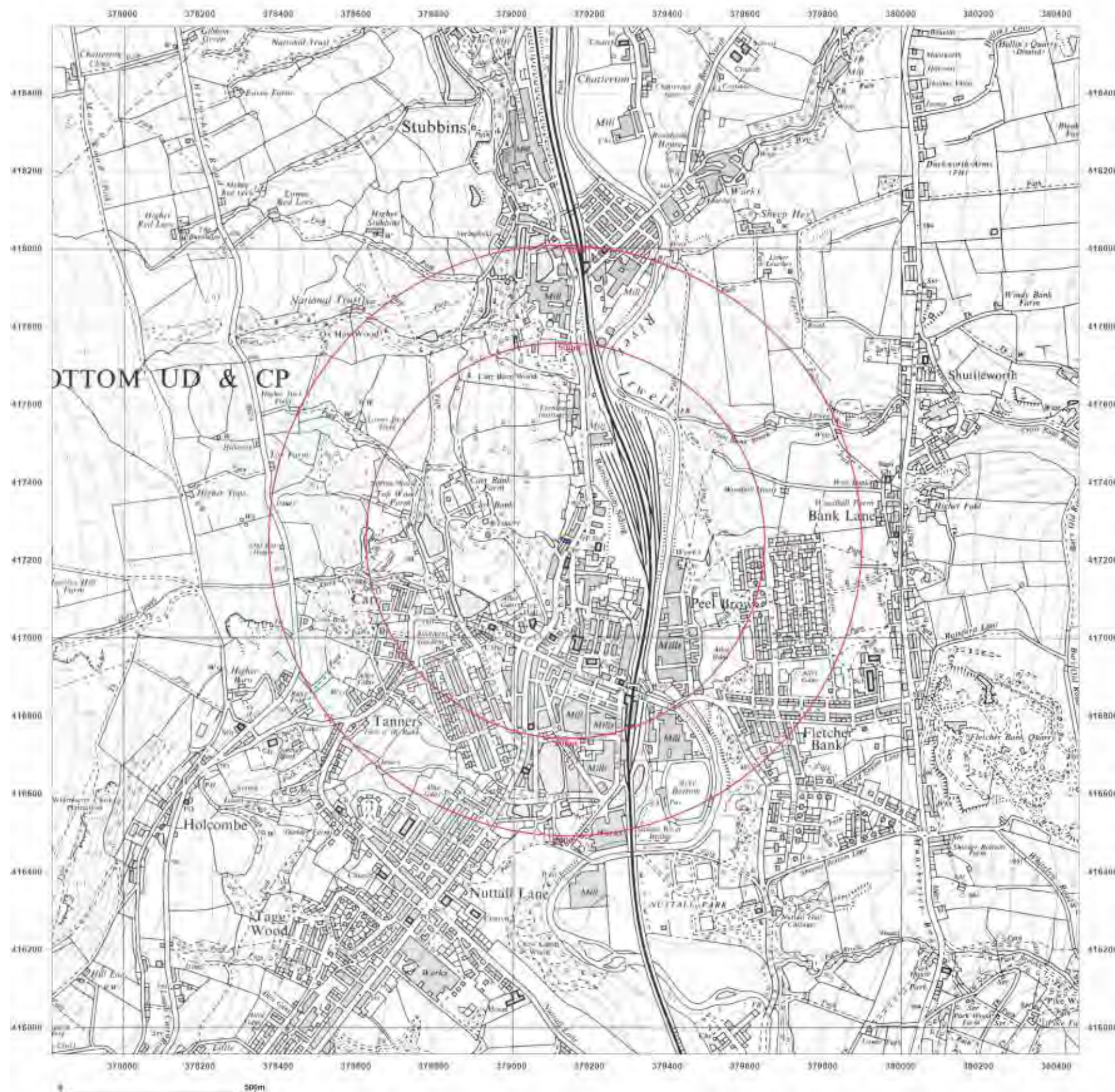


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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
Revised 1980
Edition N/A
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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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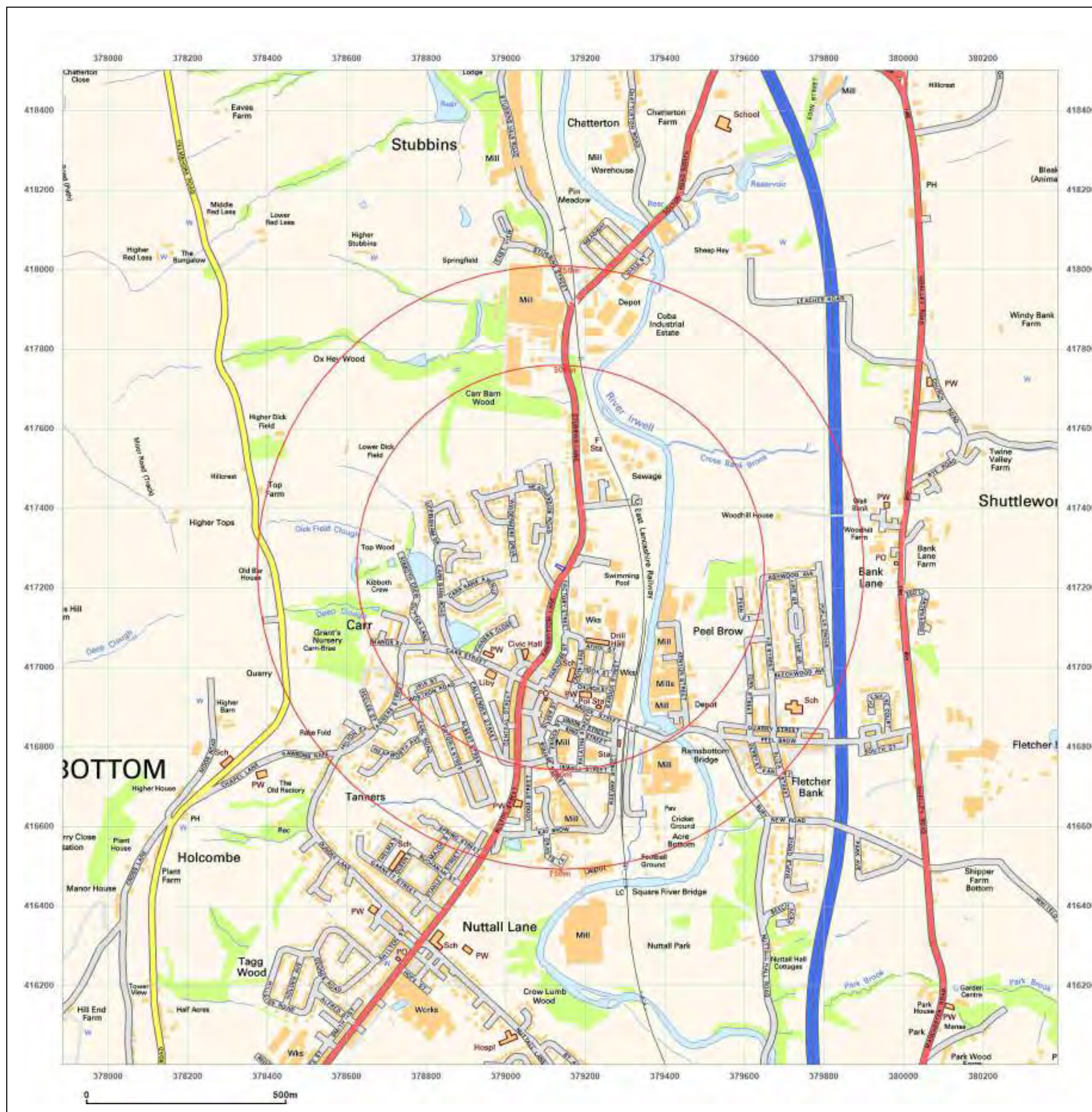


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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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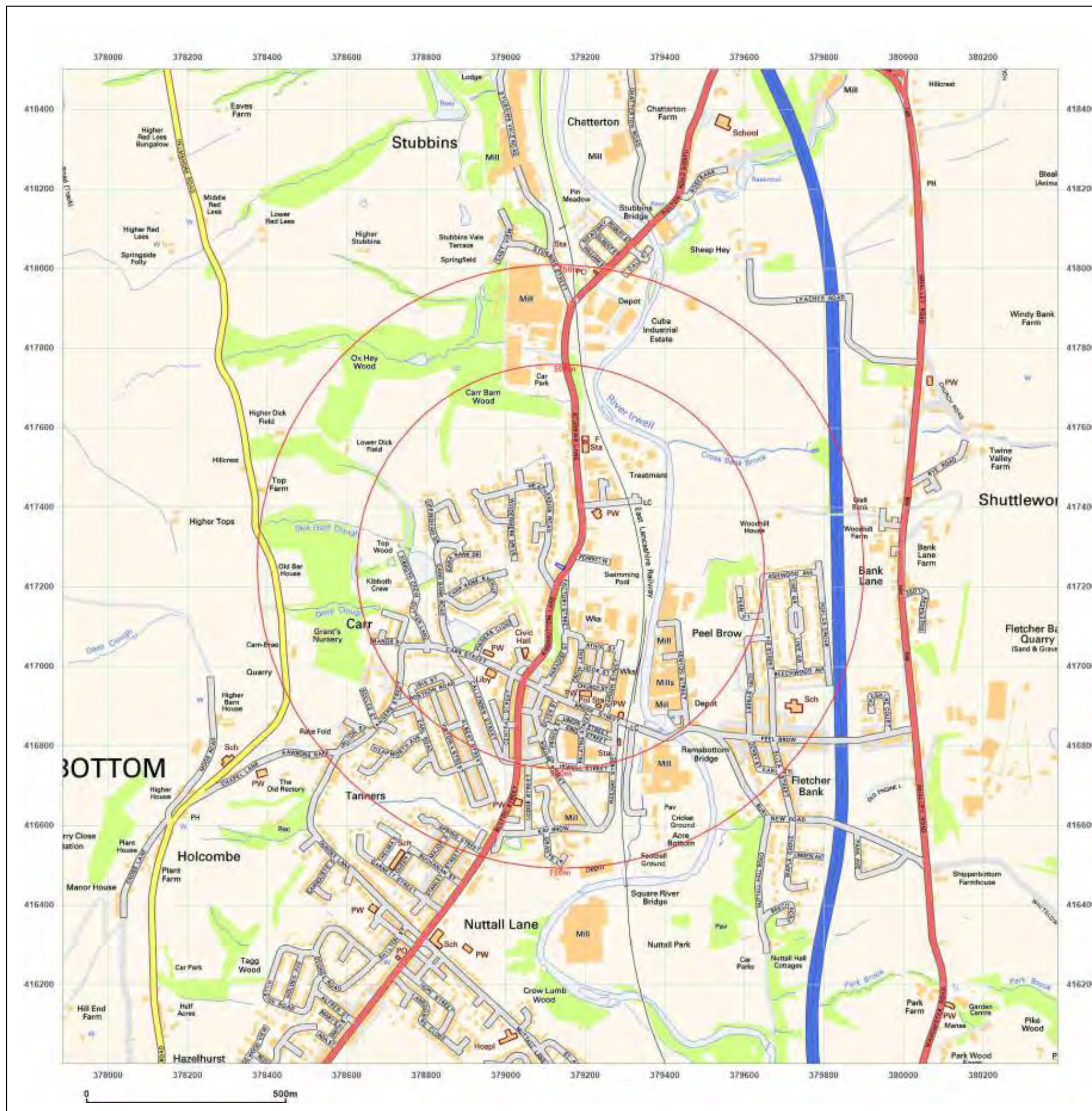


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Site Details:

Land adjacent to 5 Stubbins
Lane, Ramsbottom, Greater
Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



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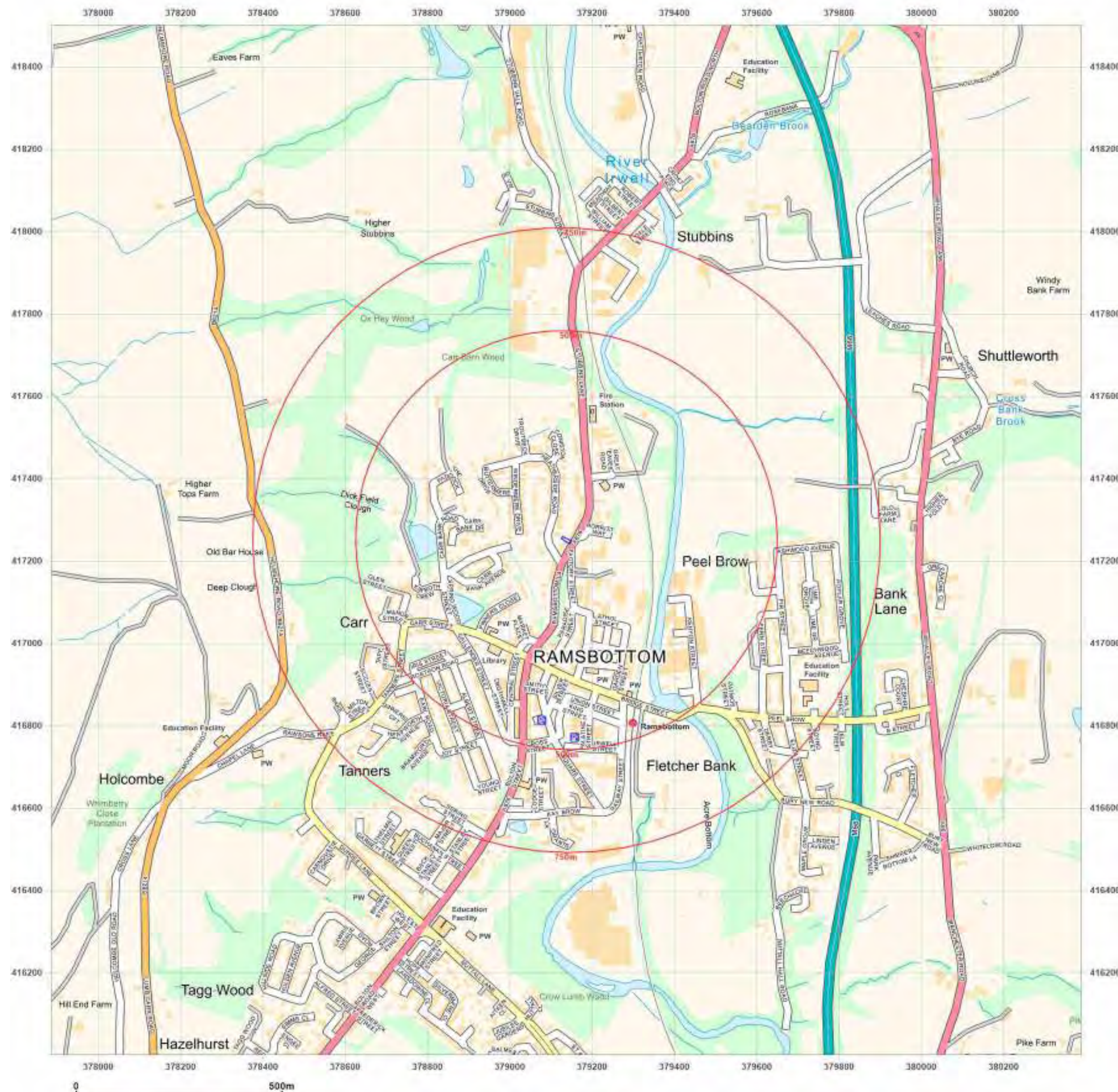


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LARGE SCALE SURVEY PLANS



Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1891

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
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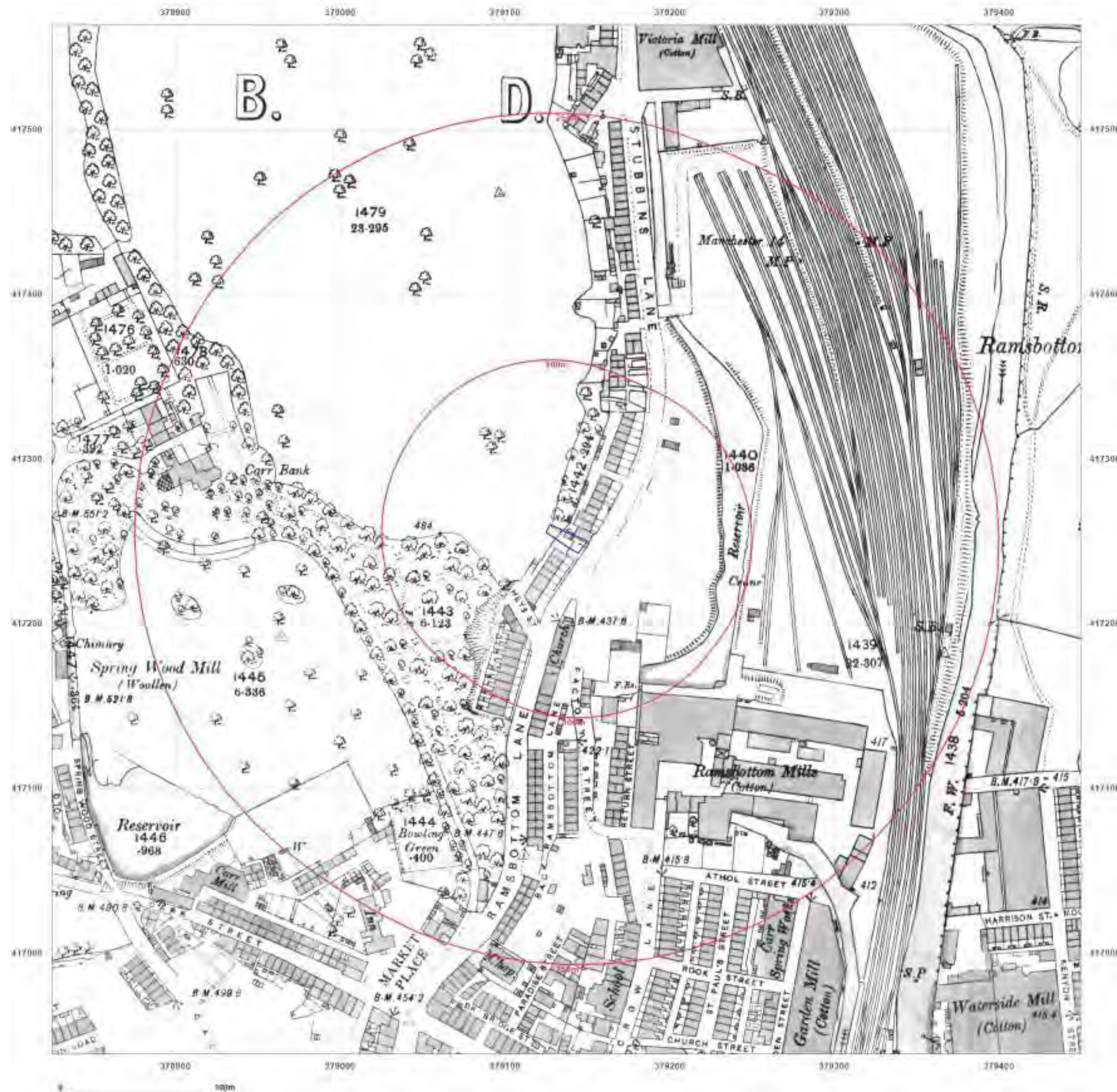


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Production date: 29 October 2024

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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1929

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1929
Revised 1929
Edition N/A
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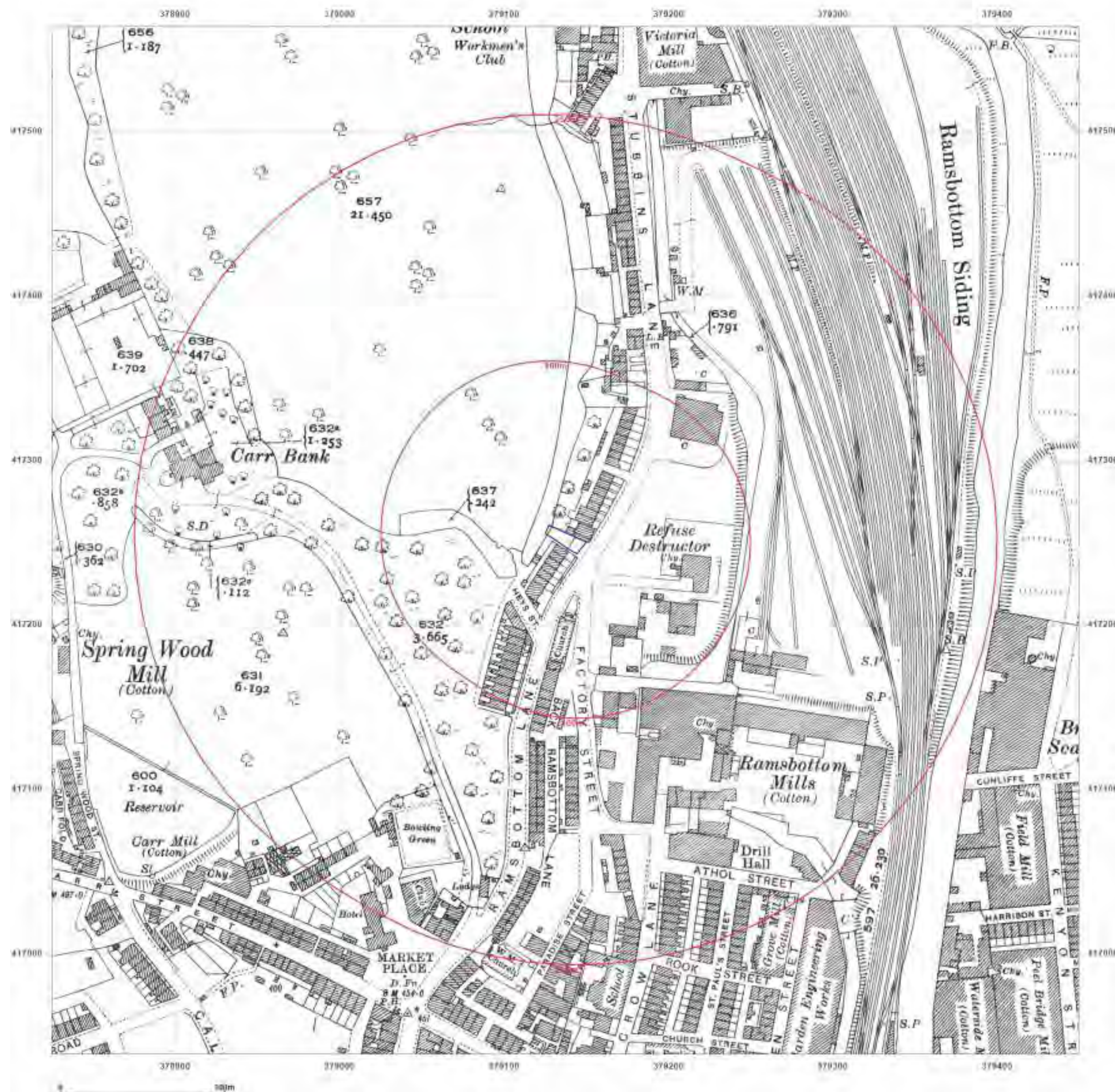


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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: County Series

Map date: 1938

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1938
Revised 1938
Edition N/A
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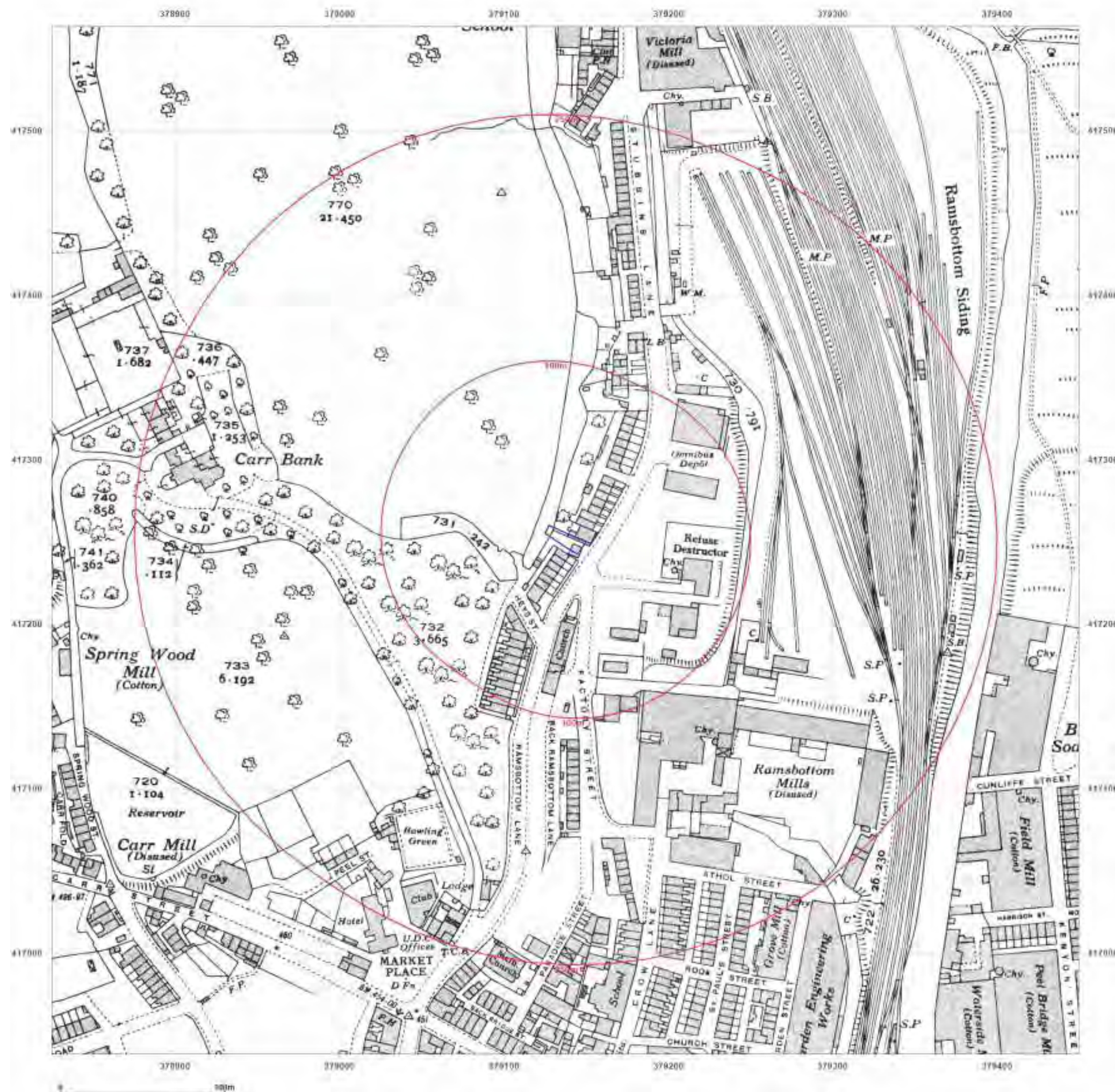


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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 1963-1964

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Levelled 1956

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1964
Levelled 1957



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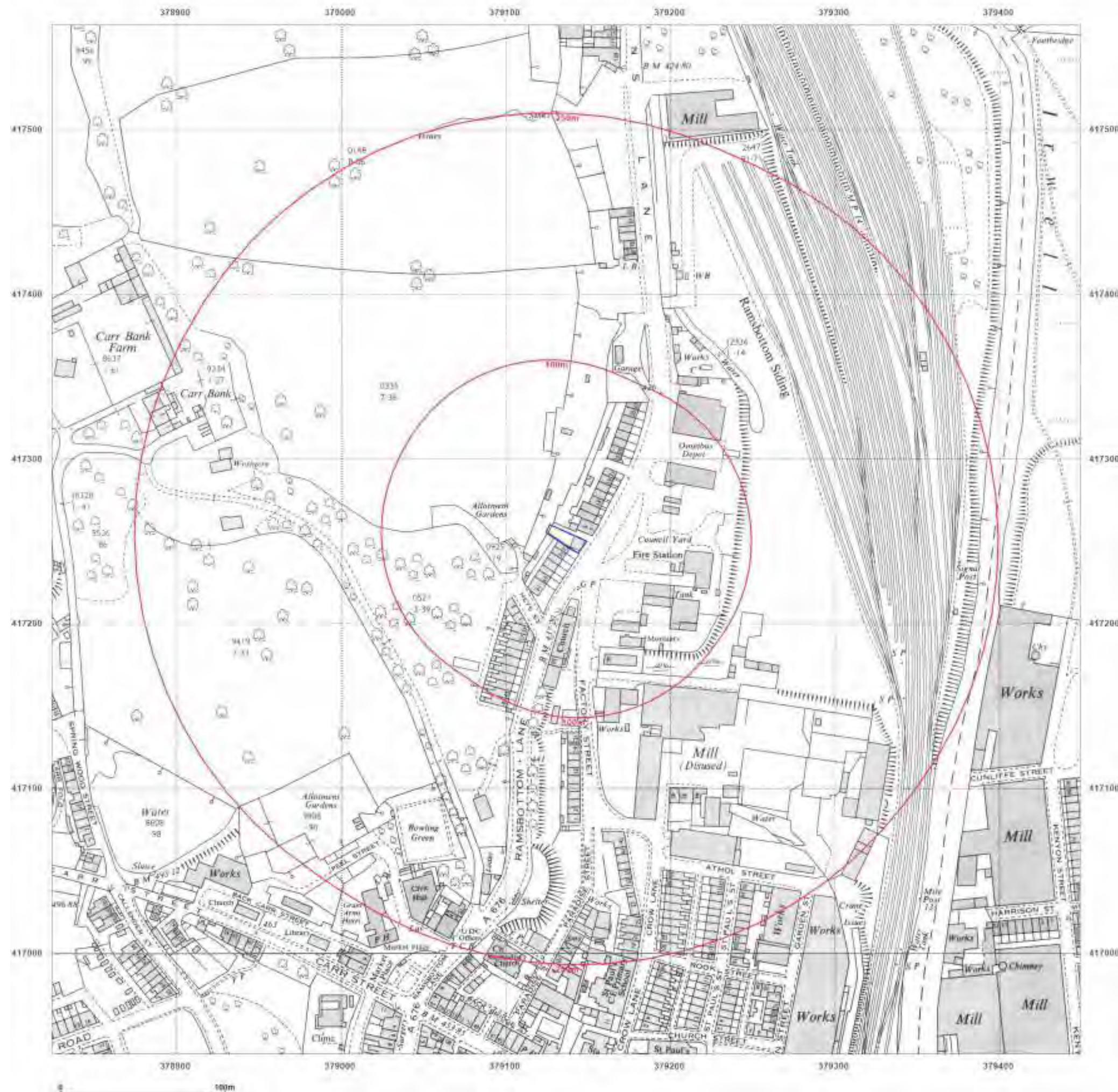


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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 1978

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1977
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Edition N/A
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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 1983

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1981
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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 1983

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
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Surveyed 1977
Revised 1981
Edition N/A
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Site Details:

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Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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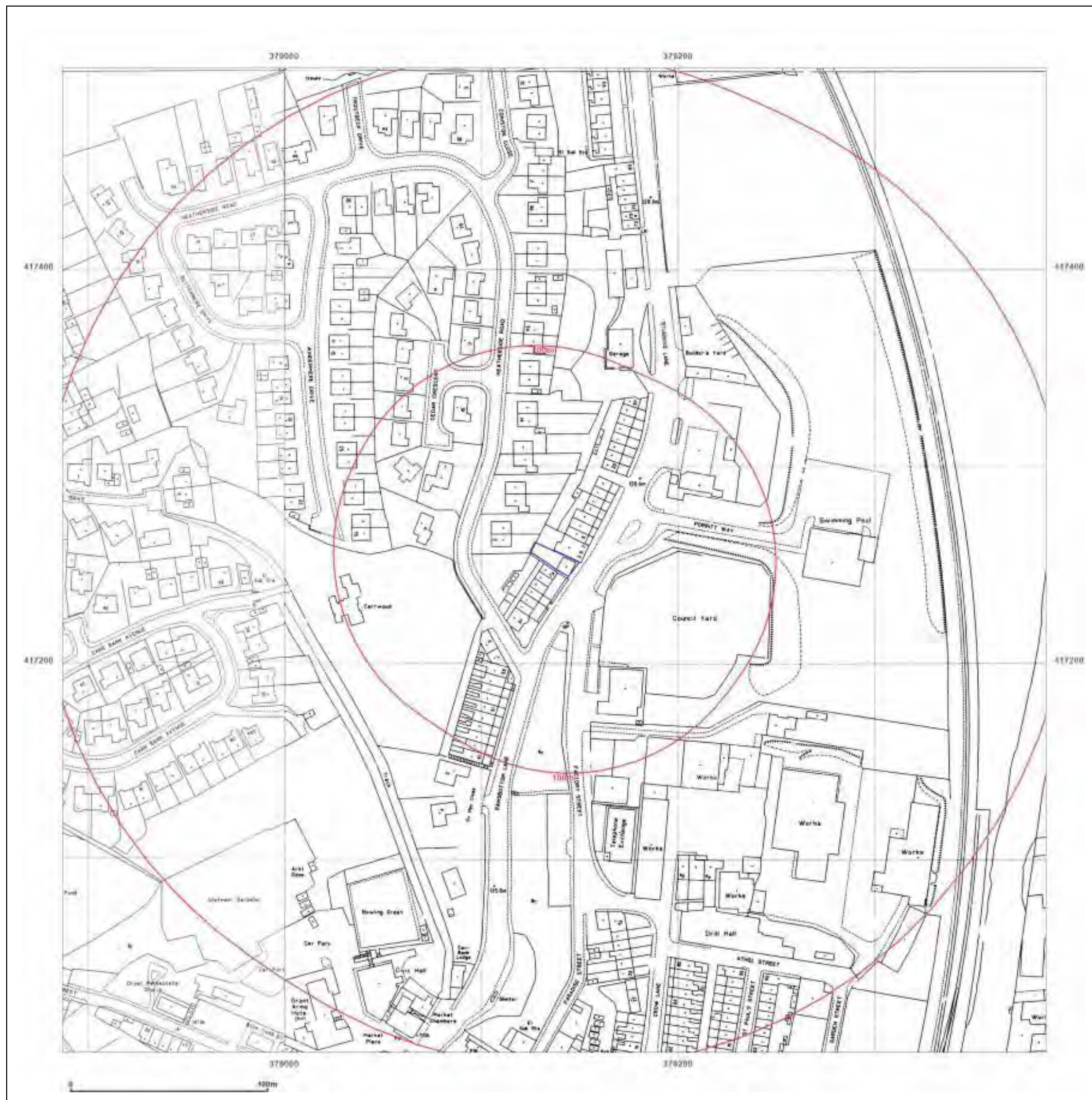


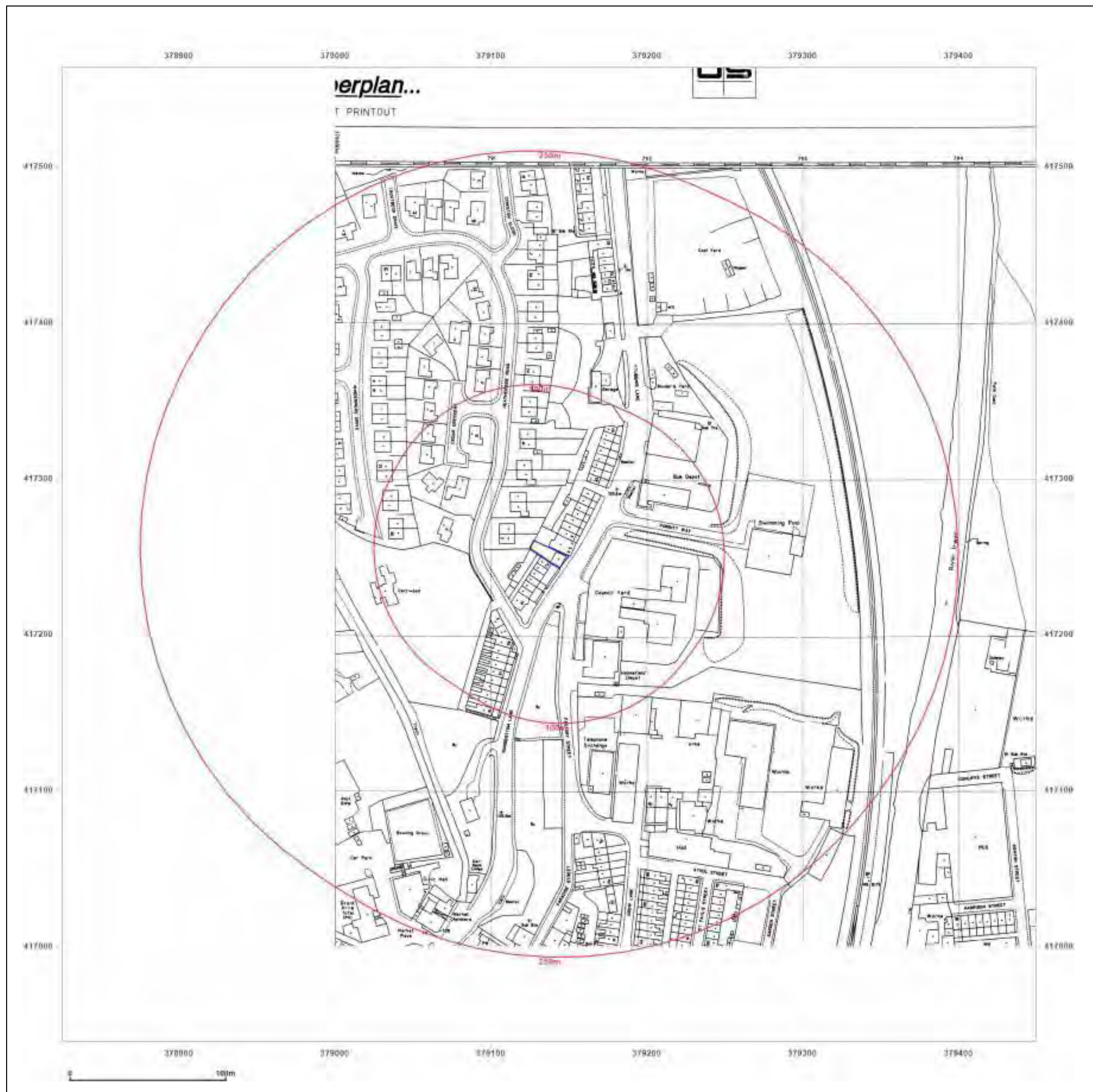
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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid
Map date: 1992
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1992
Revised N/A
Edition N/A
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Site Details:

Land adjacent to 5 Stubbins Lane, Ramsbottom, Greater Manchester, BL0 0PU

Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1994
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Surveyed N/A
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Edition N/A
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Site Details:

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Client Ref: CMAPS-CM-1191853-4199-291024
Report Ref: CMAPS-CM-1191853-4199-291024HIS
Grid Ref: 379137, 417251

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



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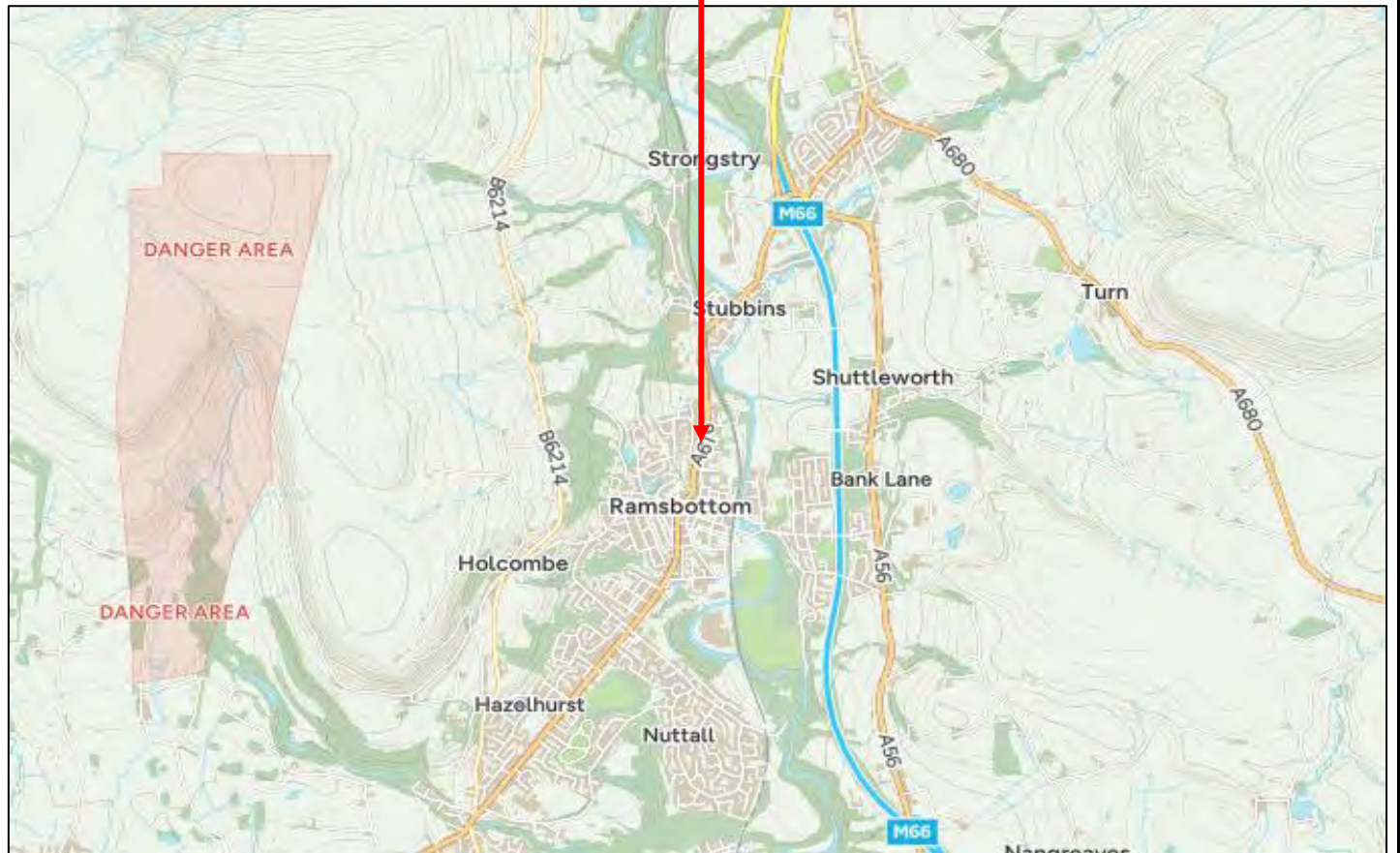
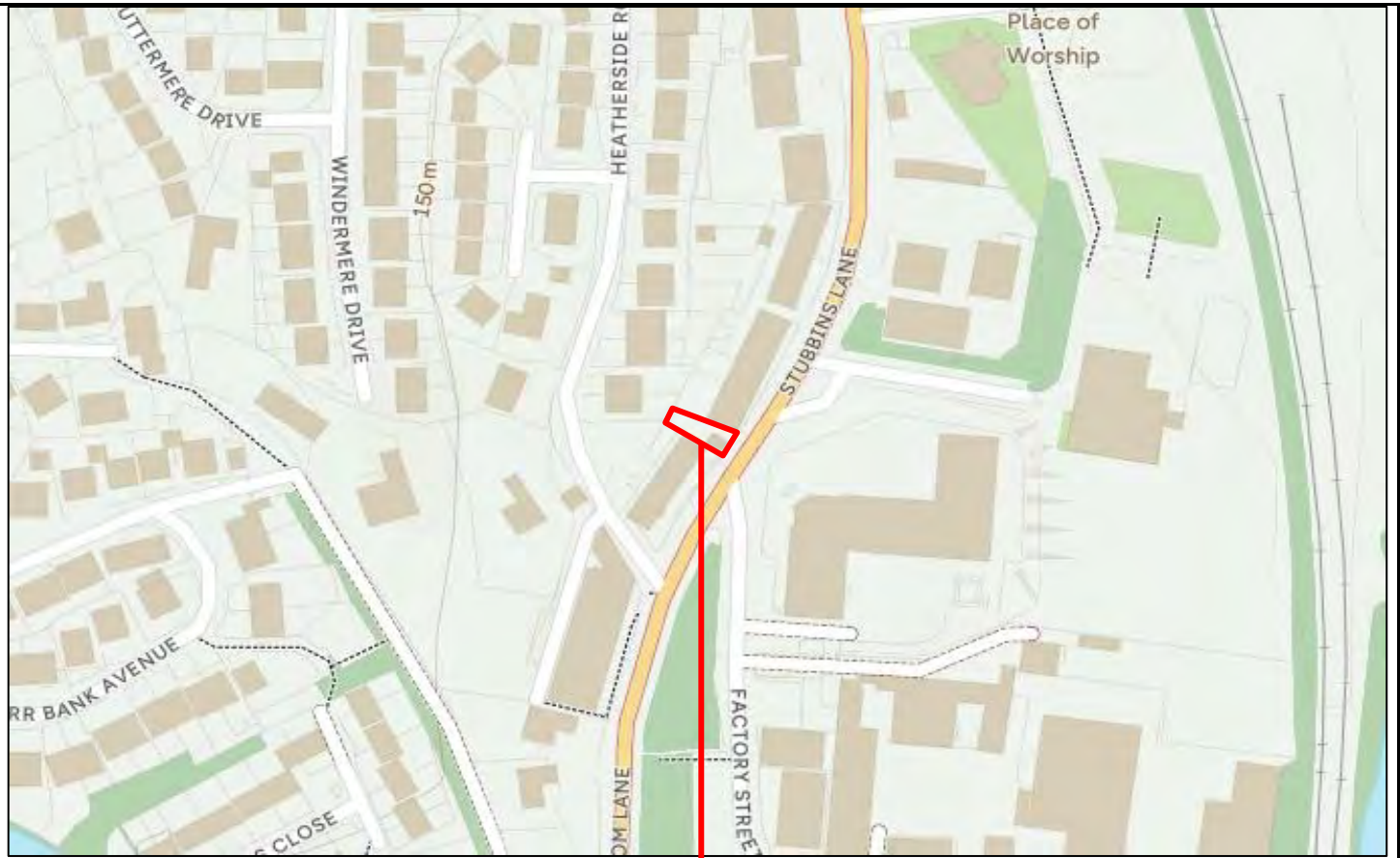
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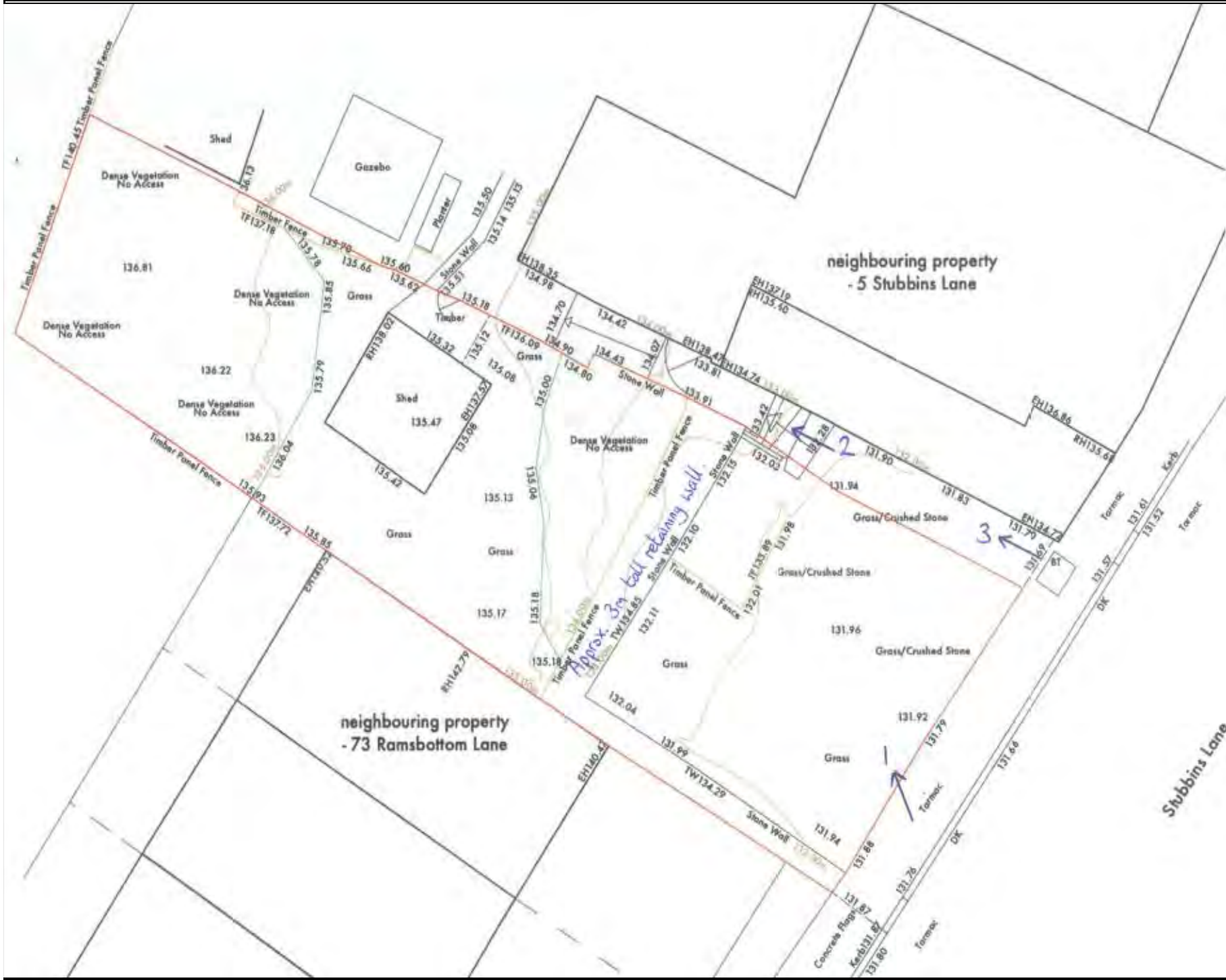
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FIGURES



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SS SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907	Site Location Plan			
Site: LAND ADJACENT TO 5 STUBBINS LANE, RAMSBOTTOM, GREATER MANCHESTER	Date Drawn: 13-Nov-24	Date Checked: 14-Nov-24	Orientation: 	Job Number: 8079
Client: MR DAVE WEBSTER	Drawn By: MSB	Checked By: CAM	Scale: -	Figure Number: 1



SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907 Site: LAND ADJACENT TO 5 STUBBINS LANE, RAMSBOTTOM, GREATER MANCHESTER Client: MR DAVE WEBSTER	Site Plan / Walkover Photo Locations			
	Date Drawn: 13-Nov-24	Date Checked: 14-Nov-24	Orientation: 	Job Number: 8079
	Drawn By: MSB	Checked By: CAM	Scale: -	Figure Number: 2



SS SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907	Proposed Development			
Site: LAND ADJACENT TO 5 STUBBINS LANE, RAMSBOTTOM, GREATER MANCHESTER	Date Drawn: 13-Nov-24	Date Checked: 14-Nov-24	Orientation: —	Job Number: 8079
Client: MR DAVE WEBSTER	Drawn By: MSB	Checked By: CAM	Scale: —	Figure Number: 3